



# City of High Point

## Meeting Agenda

### Finance Committee

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

Mayor Pro Tempore Britt Moore, Chair  
Committee Members:  
Monica Peters  
Michael Holmes  
Tim Andrew

Cyril Jefferson, Mayor (Alternate)

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Thursday, January 8, 2026

4:00 PM

Council Chambers

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### Finance Committee - Mayor Pro Tempore Britt W. Moore, Chair

#### CALL TO ORDER

#### PRESENTATION OF ITEMS

- 2025-513     **Consideration of a Sole Source Purchase from iProject Solutions**  
City Council is requested to consider a Sole Source purchase in the amount of \$62,638.23 for six (6) iPlan Review Stations for the Inspections Department and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-515     **Consideration of a Purchase from James River Equipment**  
City Council is requested to consider a purchase from James River Equipment in the amount of \$180,996.45 for emergency repairs and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-517     **Consideration of an Award for Demolition Services to Total Wrecking & Environmental LLC**  
City Council is requested to consider the award of demolition services for the Ward Elevated Storage Tank to Total Wrecking & Environmental, LLC in the amount of \$288,975.00 and authorize the appropriate City Official(s) to execute all necessary documents.
- 2025-519     **Consideration of a Task Order with Terracon**  
City Council is requested to consider a task order with Terracon in the amount of \$99,600 for professional engineering services to perform vibration and lead paint monitoring for the Ward elevated

storage tank demolition and authorize the appropriate City Official(s) to execute all necessary documents.

**ADJOURNMENT**

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Consideration of a Sole Source Purchase from iProject Solutions

**FROM:**  
Christopher Whaley  
Inspections Services Director

**MEETING DATE:**  
January 8, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
N/A

**ATTACHMENTS:**

1. Quote
  2. Sole Source Form
- 

**PURPOSE:** Request to purchase 6 plan review stations from iProject Solutions as a sole source request.

**BACKGROUND:** Plan reviewers within the Inspections Services Department complete reviews of over 4,700 plan review tasks each year. Current configurations require plan reviewers to review these plans with a typical laptop / monitor station that are not designed for the fast-moving pace of development. These stations include large touch-screen monitors, side monitors, ergonomic standing/sitting frames, CPUs meeting city specifications, and warranty. The Inspections Services Department is requesting approval to purchase six (6) I-Plan Table stations that will be utilized to replace existing laptop / monitor stations that are limited in practical applications and increase user ability.

**BUDGET IMPACT:** Funds are available in the FY 2025-2026 Budget.

**RECOMMENDED ACTION REQUESTED:** City Council is requested to consider a Sole Source purchase in the amount of \$62,638.23 for six (6) iPlan Review Stations for the Inspections Department and authorize the appropriate City Official(s) to execute all necessary documents.



# Estimate

**ADDRESS**

Christopher Whaley  
 City of High Point  
 211 South Hamilton  
 High Point, NC 27261

**SHIP TO**

Christopher Whaley  
 City of High Point  
 211 South Hamilton  
 High Point, NC 27261

**ESTIMATE #** 8640

**DATE** 10/29/2025

ACTIVITY	QTY	RATE	AMOUNT
<b>iDesktop Commander Workstation – Model DSK-494K</b> Electric tilt range 0–90° for ergonomic viewing 49" 4K PCAP touchscreen with anti-glare glass, 700 nits brightness, palm rejection Includes active IPT stylus for precision input Dell i7 PC Windows 11 Pro 32 GB Ram 1 TB ssd AMD Radeon RX 7400 8 GB One 24" rotating side monitor wired or wireless Ethernet connection Wireless full-size keyboard and mouse with keyboard tray HD webcam UPS battery backup surge protector Touchscreen cleaning kit 2-Year Limited Warranty	4	6,800.00	27,200.00
<b>iSales</b> PC Upgrade	4	1,650.00	6,600.00
<b>24" Side Mon. (non MPP)</b> 24" Side Monitor (non MPP)	8	350.00	2,800.00
<b>iFMV Series Workstation – Model FMV-554K</b> Articulating mobile stand with electric lift (to 79") and tilt (0–90°) 55" 4K PCAP touchscreen with anti-glare glass, 700 nits brightness, palm rejection Includes active IPT stylus for precision input Dell i7 PC Windows 11 Pro 32 GB Ram 1 TB ssd AMD Radeon RX 7400 8 GB One 24" rotating side monitor wired or wireless Ethernet connection	2	9,500.00	19,000.00

Please review and let us know if any questions or modifications are needed.  
 Once approved, we will move forward with processing your order.

ACTIVITY	QTY	RATE	AMOUNT
Wireless full-size keyboard and mouse with articulating keyboard tray HD webcam UPS battery backup surge protector Heavy-duty casters for mobility touchscreen cleaning kit 2-Year Limited Warranty			
<b>iSales</b> PC Upgrade	2	1,650.00	3,300.00
<b>iSales</b> FMV side table with charging.	2	550.00	1,100.00

Thank you for your business! You may pay by credit card, ACH, or check — see payment options below or click the link below to pay online.

SUBTOTAL	60,000.00
TAX	0.00
SHIPPING	2,638.23
<b>TOTAL</b>	<b>\$62,638.23</b>

Accepted By

Accepted Date

Please review and let us know if any questions or modifications are needed.  
Once approved, we will move forward with processing your order.

**SOLE SOURCE JUSTIFICATION FORM**

(For Items Costing **\$10,000.00 or More**)

Statutory Reference N.C.G.S. 143-129(e)6

Requisition #

Vendor:

Item(s):

Justification:

Estimated expenditure for the above item(s):

Accounting Unit and Account(s):

**CHECK ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE.  
ATTACH A MEMO CONTAINING JUSTIFICATION AND SUPPORT  
DOCUMENTATION.**

1.  Performance or price competition for a product are not available.
2.  A needed product is available from only one source of supply. (\*\*Attach Company's Letterhead)
3.  Standardization or compatibility is the overriding consideration.
4.  The parts/equipment are required from this source to permit standardization.
5.  None of the above applies. A detailed explanation and justification for this sole source request is contained in attached memo and supportdocumentation.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the material or service described in this sole source justification be authorized as a sole source for the material or service.

Department Head/Authorized Personnel

Department/Division

Date

APPROVAL PROCESS

Purchasing Manager

Financial Services Director

City Council (\$30,000 – Up)

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Consideration of a Purchase from James River Equipment

**FROM:**  
Robby Stone  
Public Services Director

**MEETING DATE:**  
January 8, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
N/A

**ATTACHMENTS:**

1. Quote
  2. Bid Recommendation Form
- 

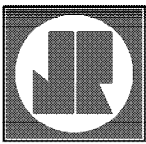
**PURPOSE:** To replace the main clutch and mill bearings on the Morbark Tub Grinder Equipment #1034 utilized at Ingleside Compost Facility (ICF). This work will be done under Morbark Grinders Sourcewell Contract #030923-MBI.

**BACKGROUND:** James River Equipment was onsite to do a routine service on the Morbark Tub Grinder and discovered that the main clutch needed full replacement after discovering clutch bearings in the clutch oil tank. The equipment was deemed unsafe to operate until repaired.

The back-up Morbark Tub Grinder has been overheating and experiencing electrical issues, leaving ICF vulnerable to no form of grinding machine; therefore, requiring emergency approval for repair.

**BUDGET IMPACT:** Funds are available in the FY 2025-2026 Budget.

**RECOMMENDED ACTION REQUESTED:** City Council is requested to consider a purchase from James River Equipment in the amount of \$180,996.45 for emergency repairs and authorize the appropriate City Official(s) to execute all necessary documents.



**JAMES RIVER  
EQUIPMENT**

www.jamesriverequipment.com

**James River Equipment - Greensboro**  
PO Box 8679  
Greensboro, NC 27419  
Phone: (336) 668-2762  
Fax: (336) 668-3714



**JOHN DEERE**

**Ship To:** IN STORE PICKUP

Branch 08 - GREENSBORO		
Date 12/15/2025	Time 15:15:09 (O)	Page 1
Account No HIGHP002	Phone No 3366883454	Est No 06 014773
Ship Via	Purchase Order 1300B 572-1531	
Tax ID No		
	Salesperson 254	

ESTIMATE EXPIRY DATE: 01/09/2026

**SERVICE ESTIMATE - NOT AN INVOICE**

Stock #: 2201345      1300B TUB GRINDER      MS #: 572-1531  
Make: MO Model: 1300B  
Is to have the following work done

REPLACE FAILED CLUTCH

CORRECTION:

REMOVE AND REPLACE CLUTCH ASSEMBLY, REPLACE ENGINE COUPLER TO CLUTCH, REMOVE AND CLEAN CLUTCH TANK, REPLACE CLUTCH HYDRAULIC COOLER, REPLACE CLUTCH PUMP, CLEAN AND FLUSH ALL CLUTCH LINES. PERFORM START-UP ON MACHINE ONCE COMPLETED. EXTRA CLUTCH FILTERS FOR START UP BREAK-IN.

ADDITIONAL DESCRIPTION:

\*\*\*MORBARK GRINDERS SOURCEWELL CONTRACT #030923-MBI\*\*\*\*

<u>Part#</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>	<u>Amount</u>
24507-119	TRANSMISSION	1	119117.30	119117.30
31898-901	TORQUE LIMITER	1	1490.28	1490.28
31321-700	KEY, SHAFT	1	37.46	37.46
26838-861	FILTER, E	1	74.00	74.00
26849-065	CAP, BREA	1	59.52	59.52
24507-127	GEAR BOX DRIVE	1	7326.04	7326.04
26849-047	LEVEL GAUGE 1 1	1	99.96	99.96
100438	TDTO-4 10W	7	139.82	978.74
26843-157	COMBINATION OIL	1	4725.18	4725.18
26710-925	PUMP COMBINATIO	1	972.60	972.60
MSC3941	ADDITIONAL PART	1	5000.00	5000.00
MSC3941	CLEAN TANK	1	2000.00	2000.00

<u>MISCELLANEOUS CHARGES:</u>	<u>Description</u>	<u>Price</u>	<u>Amount</u>
	ENV CHARGES	233.10	233.10
	MISC SVC PARTS	237.53	237.53
	TK4 MILEAGE	800.00	800.00
	<b>Parts:</b>		<b>141881.08</b>

**Thank You For Your Business!**



**JAMES RIVER  
EQUIPMENT**

www.jamesriverequipment.com

**James River Equipment - Greensboro**  
PO Box 8679  
Greensboro, NC 27419  
Phone: (336) 668-2762  
Fax: (336) 668-3714



**JOHN DEERE**

**Ship To:** IN STORE PICKUP

Branch		
08 - GREENSBORO		
Date	Time	Page
12/15/2025	15:15:09 (O)	2
Account No	Phone No	Est No 06
HIGHP002	3366883454	014773
Ship Via	Purchase Order	
	1300B 572-1531	
Tax ID No		
	Salesperson	
	254	

**Bill To:** CITY OF HIGHPOINT-INGLESIDE  
INGLESIDE COMPOST FACILITY  
PO BOX 230  
HIGH POINT NC 27261

ESTIMATE EXPIRY DATE: 01/09/2026

**SERVICE ESTIMATE - NOT AN INVOICE**

Labor: 26400.00  
Miscellaneous: 1270.63  
Tax: 11444.74  
TOTAL: 180996.45

Authorization: \_\_\_\_\_

**Thank You For Your Business!**

**BID RECOMMENDATION**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.:  CONTRACT NO.:  DATE OPEN:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:  AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:  DATE:

The Purchasing Division concurs with recommendation submitted by the  and recommends award to the lowest responsible, responsive bidder  in the amount of .

PURCHASING MANAGER:  DATE:

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR:  DATE:

CITY MANAGER:  DATE:

(For City Council Approval Only)

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Consideration of an Award for Demolition Services to Total Wrecking & Environmental LLC

**FROM:**  
Robby Stone  
Public Services Director

**MEETING DATE:**  
January 8, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
N/A

**ATTACHMENTS:**

1. Sample Demolition Plan and Schedule
2. Bid Tabulation
3. Bid Recommendation

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**PURPOSE:** To award the Ward Elevated Storage Tank Demolition, Request for Proposals (RFP) Number 10-121025, to Total Wrecking & Environmental, LLC in the amount of \$288,975.00.

**BACKGROUND:** The City of High Point owns the 1,000,000-gallon Ward Elevated Water Storage Tank located at 1702 Bradley Place. The tank was constructed in 1930 by Chicago Bridge and Iron Company. In 2010, the Ward Street Tank was washed out and inspected. The visual observation and testing identified ANSI/OSHA safety related deficiencies, sanitary related deficiencies, operational related deficiencies, and structural related deficiencies. Based on the results of the inspection report and the estimated cost to repair and rehabilitate the tank, the Public Services Department made the decision to construct a new 1,000,000-gallon elevated tank which is called the Potts Elevated Tank and decommission the Ward Street Tank. The Potts Elevated Tank was constructed and brought on-line in 2018. Upon completion of the Potts Elevated Tank, the Ward Street Tank was decommissioned. Subsequent inspection reports detail the continued deterioration and safety hazards associated with the existing Ward Elevated Water Storage Tank.

There were five (5) contractors who submitted demolition proposals on December 10, 2025. Total Wrecking & Environmental, LLC was the lowest responsive bidder. It is estimated that demolition and removal will take approximately 90 calendar days.

**BUDGET IMPACT:** Funds are available in the FY 2025-2026 Budget.

**RECOMMENDED ACTION REQUESTED:** City Council is requested to consider the award of demolition services for the Ward Elevated Storage Tank to Total Wrecking & Environmental, LLC in the amount of \$288,975.00 and authorize the appropriate City Official(s) to execute all necessary documents.



# WRECKING & ENVIRONMENTAL



Contact Us Today!  
Phone: 716.692.2002  
Email: [twebids@totalwrecking.com](mailto:twebids@totalwrecking.com)  
[www.totalwrecking.com](http://www.totalwrecking.com)

 [www.totalwrecking.com](http://www.totalwrecking.com)

 [facebook.com/totalwrecking](https://facebook.com/totalwrecking)

 [youtube.com/user/totalwrecking](https://youtube.com/user/totalwrecking)

 [linkedin.com/company/total-wrecking-&-environmental](https://linkedin.com/company/total-wrecking-&-environmental)

 [@totalwrecking](https://instagram.com/totalwrecking)

 [@totalwrecking](https://twitter.com/totalwrecking)

 [@totalwreckingenv](https://tiktok.com/@totalwreckingenv)



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## Sample Work Plan



# Demolition Execution Plan

**South Texas Electric Cooperative**

**Sam Rayburn Power Plant**

**2849 FM447**

**Victoria, TX 77901**



**March 29, 2025**

**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

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**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

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**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

## 1 Project Execution Plan

### 1.1 Planning and Pre-Mobilization

This Demolition work plan is designed to be used with the following additional plans:

- Site Specific Health and Safety Plan (HASP) and associated JSA's.
- Structure specific demolition plans for the Boiler Stacks.

### 1.2 Workforce

Total Wrecking & Environmental anticipates the onsite labor crew for the STEC Pearsall Power Plant to peak as shown in Table 1.

**Table 1 Onsite Labor Crew**

Direct Craft Labor				
Number	Position Title	Regular	OT	Total
1	Project Manager	200		200
1	Supervisors	352		352
1	Safety Manager	352		352
5 - 8	Burner/Laborers	1,384	348	1,732
2 - 3	Excavator Operators	640	160	800
11 - 18	TOTAL	2,928	508	3,436
Subcontracted Craft Labor				
20	Asbestos Abatement workers	13,600	3,400	17,000

**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

**1.3 Equipment**

For this project Total Wrecking & Environmental anticipates mobilizing the equipment shown in Table 2 to safely execute the Westrock Paper Mill Panama City Demolition Project. Equipment plans are often adjusted as necessary to meet the operational and schedule needs of the project.

**Table 2 Equipment List**

Number	Demolition Equipment
1	400 Hydraulic Excavator
1	350 Hydraulic Excavator
1	300 Hydraulic Excavator
1	220 Hydraulic Excavator
1	10K Lull Material Handler
2	Skid Steer S850 w/attachments
1	Aerial Man lift
Excavator Attachments	
3	Grapple Attachment
1	Hammer Attachment 16K lb.
1	Processor Attachment UP90
1	Shear Attachment 3000R

**1.4 Utility Disconnects and Verification**

Total Wrecking & Environmental will contact and coordinate utility disconnections with the appropriate STEC contact and the STEC Site Manager. STEC shall be responsible for isolating the structures. Total Wrecking & Environmental shall perform a verification of the utility isolation. The verification shall be completed by the Project Superintendent and STEC Site Manager during a physical walk down and a review of STEC utility drawings and recorded in work control

TWE Superintendent and STEC Site Manager shall ensure systems to be demolished are in a “cold, dark and dry” state prior to demolition activities. A pre-demolition checklist will be completed and signed for each area or structure prior to the start of demolition (see section 5.0).

**1.5 Engineered Barriers**

The project site is fully enclosed by a six-foot-tall fence. Access to the site may only be gained through STEC Security gate.

In addition, the Project Superintendent and/or the Site Safety Manager are responsible for direction of the erection, maintenance and removal of orange construction fence barricades that are required for employee and plant worker protection. The project superintendent and Site Safety Manager will walk the work area and determine the locations where to install work barricades on the site to control access and warn of hazards associated with the activities in the work zone. This includes danger tape and signage to prevent access to the work zone by unauthorized personnel. In addition, task-specific barricading will be installed within the work zone and will include a combination of cones, and danger tape, additional fencing, as appropriate, to further demarcate and control access and protect against worker injury and exposure.

**1.5.1 Housekeeping**

A safe work site is a clean work site. By maintaining a clean work site, Total Wrecking & Environmental can minimize tripping hazards, interference with production, potential process material contamination or blockage of either wheeled, overhead or foot traffic.

**1.5.2 Dust Control**

Dust will be generated during demolition operations and mitigation techniques will be at the discretion of the Project Superintendent and/or the Site Safety Manager during all phases of the work to determine specific dust control methods to be utilized. In general, Total Wrecking & Environmental will use the following dust control measures in its execution of the Project work:

- Pre-soaking the work, heavy traffic areas, and staging/processing areas
- Spraying and/or misting the active dismantling, demolition activities and load-out zones
- Changes to demolition techniques and speed
- Watering haul routes



Secondary dust control techniques will be at the discretion of Project Superintendent and/or SSM and may include:

- Proper housekeeping and clean-up of dirt and spillage
- Providing temporary cover over dirt/dusty areas

- Reducing equipment speed and/or travel distances

\*\*If freezing conditions are encountered the use of water may be discontinued for safety reasons

Dust control water will be secured from the onsite fire loop. A low volume, high atomization fan driven dust control rotary fogger may be utilized to minimize water accumulation. Pondered water generated from dust control efforts will be prevented from entering storm sewers or leaving the property. Work will be performed with consideration of predicted rain events to minimize pondered water.

### 1.5.3 Spill Prevention

Refueling, Preventative Maintenance and Line Break Procedures will be conducted under these Spill Prevention, Control and Countermeasures as follows:

- Daily inspections of the fuel storage area
- Daily inspections of the equipment and utility vehicles
- Following line break procedures
- Designated areas to safely repair equipment
- Designated area for equipment preventative maintenance
- Spill kits will be placed in or near the work areas

Spill kits are common, the items that may be found in the kit for quick access in the event of an emergency are socks, pillows, pads and / or enough bulk absorbent to contain the spilled material. Spill kits are normally kept in the tool/storage area, mechanics lay down area or in the work areas strategically so that they are easily accessible in an emergency.

## 2 MOBILIZATIONS, SITE PREPARATION AND SITE TRAFFIC CONTROL

### 2.1 Mobilization and Setup

Following a site kick off meeting with STEC and Black and Veatch and key subcontractors, project personnel will undergo site orientation and training. Project site controls will be established including signage, temporary facilities, barricades, fencing, worker decontamination areas and the installation of the erosion control best management practices. Equipment mobilization will also start during the first week and may continue throughout the project as individual pieces are required.

### 2.2 Temporary Facilities

Temporary facilities will include: TWE will locate their Site Office Trailer in a location designated by STEC. TWE will contract an electrician for connecting electrical power to the line drop provided by STEC.

**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

**2.3 Temporary Utilities**

Total will communicate water needs for burn areas with STEC. Areas where water will be needed identified as the Water Tower area, the Fuel Oil Tank, and the G1 and G2 Generator area.

**2.3.1 Temporary Electric Power**

Total Wrecking & Environmental will coordinate with STEC for our site office trailer. In addition to these essential items, Total Wrecking & Environmental is requesting existing power to be maintained for the following items:

Temporary Power Requirements for Non-Essential items		
Location	Power Requirements	
Temporary Office	Single Phase	200 amps

**2.3.2 Temporary Water**

Total Wrecking & Environmental plans on utilizing the fire suppression system provided by STEC to supply the project with water.

**2.4 Storm Water Pollution Prevention Plan Controls Installation**

It is not expected that the demolition activities will disturb an acre or more of soils, which would otherwise trigger the need for a SWPPP and Notice of Intent for coverage under the Generic Permit for Construction.

Total Wrecking will follow any requirements under the site’s SWP3 permit and will implement Best Management Practices for any soil disturbances.

All manholes or catch basins within our work areas will have filter fabric inlet protections placed in them as well as silt socks around the perimeter within each active work zone.

All SWP3 protections installed by TWE will be inspected weekly or after any rain events in excess of 0.5”.

**2.5 Transportation Plan**

Established routes, strict housekeeping, and use of spotters and escorts in congested areas will ensure that demolition debris and scrap steel is managed safely. Total Wrecking & Environmental has designated the following routes for transportation of personnel and construction vehicles.



Trucks entering and leaving the site will follow the designated path for loading, and the designated exit path for exiting the site. The use of spotters and escorts in congested areas will ensure that the large amount of demolition material is managed safely.

### 3 HAZARD ABATEMENT

#### 3.1 OSHA 1926.850(a) Pre-Demolition Engineering Survey

Prior to the start of demolition operations, a pre-demolition engineering survey will be performed as required by OSHA. The survey will be performed by a competent person, and the structure will be inspected to determine the condition of the framing, floors, and walls, and possibility of unplanned collapse of any portion of the structure and will identify other hazards for mitigation prior to demolition. In addition, the survey addresses verification of utility isolations, subgrade structures within the work area, hazardous materials considerations, and overall safe work practices to be employed. The Subpart Engineering Survey is performed by the Site Superintendent (Competent Person). Records of the survey are maintained in the on-site files.

**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

**PRE- DEMOLITION ENGINEERING SURVEY**

Job Name:	Location:
Job #:	Phone #:
Job Contact:	Fax #:
Name of Area:	
Name of Structure;	

**Method of Demolition:**

**Note: Demolition survey to be completed for each area.**

<b>Safety Exposures</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Location/Description</b>
Adjacent Public Areas				
Adjacent Roadways				
Adjacent Buildings				
Basements				
Cable Trays				
Chemical Exposures				
Combustibles				
Communication Lines				
Confined Space				
Electrical Lines				
Elevator				
Fall Hazards				
Fiber Optics				
Fire Hazards				



**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

<b>Environmental Issues</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Location / Description</b>
Asbestos				
Backfill Material				
Contaminated Water				
Contaminated Soil				
Hazardous Waste				
Hydrocarbons				
Heavy Metals				
Lead Exposure				
PCB				
Special Waste				
<b>Structural Issues</b>				
<b>Possibility of unplanned collapse?</b>				
Walls				
Framing				
Floors				
Shoring				
Piping and other supports				
Roof				
Siding				
Foundation Issues				

Notes:

Completed by: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Project Superintendent Signature

### 3.2 Asbestos Abatement

Based on the findings outlined in the STEC Abatement Closure report prepared by Intertek PSI, it has been confirmed that there is no longer any asbestos present on the equipment included in our scope of work. This assessment ensures that all necessary abatement procedures have been thoroughly conducted, and that the equipment is now safe to be demolished.

### 3.3 Risk Assessment and General Hazard Control Strategy

As part of its Risk Assessment, Total Wrecking and Environmental will be inspecting for the following Environmental Hazards as work progresses. In the event any of these risk factors are encountered, the procedures indicated below will be implemented.

- Universal Waste
- Oil and Residuals
- Asbestos
- PCB's
- Refrigerants

#### 3.3.1 Crew Preparation

- Lead awareness training includes the health effects of lead, medical surveillance requirements, personal hygiene, protective work clothing, PPE, air monitoring requirements, and medical removal protection.
- Training certificates for workers engaged in asbestos removal. (Abatement Contractor Employees)
- Pre-task meeting to review the scope of work and JSAs.

#### 3.3.2 Universal Waste Removals

Prior to the start of structural demolition, each structure will be inspected at every level to ensure any chemicals, oils, containerized liquids, and other universal, hazardous, or regulated wastes have been completely removed. If encountered, Total Wrecking will notify the STEC site project manager and work out details and further instructions before beginning demolition. All chemicals, oils, containerized liquids, and other universal, hazardous, or regulated wastes will be removed by qualified and trained employees prior to the start of demolition.

##### 3.3.2.1 Materials

Materials used during the collection and disposal of hazardous waste that may be considered hazardous may include:

- Wipe rags
- Enclosed roll-off waste containers
- 55-gallon drums

## Demolition Execution Plan for STEC Sam Rayburn Nursery, TX

- Poly coated Tyvek coveralls.
- PVC outer gloves
- Collection tubs
- Duct tape and spray adhesive
- Mercury spill kit
- Respirator NIOSH/MSHA approved equipped with combo cartridges

### 3.3.2.2 Battery Removal (If encountered)

Total Wrecking & Environmental personnel will enter the building and identify the areas containing batteries. Batteries will be inspected for leaks, cracks, and any abnormalities. If leaking, they will be placed into secondary containers and absorbent will be used to collect any free-standing liquids. Secured batteries will be collected and taken to the waste staging area.

The batteries will be segregated at the staging area and packaged into proper shipping drums. Universal waste labels will be placed on drums containing Universal Waste. Manifest and/or Bills of Lading will be generated for review and signature prior to transportation for disposal by STEC.

Level "C" PPE, consisting of poly coated Tyvek, nitrile inner gloves, PVC outer gloves, and half-face respirators with combo cartridges will be used during collection and/or packaging, if leaking batteries are identified.

### 3.3.2.3 PCB Ballast Removal (If identified)

Total Wrecking & Environmental personnel will enter the building and identify the areas containing ballasts. PCB Ballasts will be inspected for leaks, cracks, and any abnormalities. If leaking, they will be placed into secondary containers, absorbent will be used to collect any free-standing liquids. Any ballast which is not specifically marked as non-PCB containing will be assumed to contain PCBs for these purposes.

The ballasts will be segregated at the staging area and packaged into proper shipping containers. Hazardous waste labels and markings will be placed on all containers. Manifest will be generated for review and signature prior to transportation for disposal by STEC.

Level "C" PPE, consisting of poly coated Tyvek, nitrile inner gloves, PVC outer gloves, and full-face respirators with combo cartridges will be used during collection and/or packaging if leaking ballasts are identified.

Non-PCB containing ballasts will be disposed of as normal C&D waste.

#### **3.3.2.4 Florescent Tube Removal (If encountered)**

Total Wrecking & Environmental personnel will remove any tubes left behind from decommissioning activities. Tubes will be placed directly into appropriately sized cardboard containers. Tubes will be packed snugly into each container to reduce the possibility of breakage. Filled containers will be collected and taken to a staging area. Manifest and/or Bills of Lading will be generated for review and signature prior to transportation to a disposal or recycling facility by STEC.

#### **3.3.2.5 Exit Signs and High-Density Light Removal (If encountered)**

Total Wrecking & Environmental personnel will enter the building; identify the areas containing HD lights and exit signs. Lights and signs will be manually unfastened and removed as a component. Collected items will be taken to the waste staging area.

Exit signs and lights containing batteries or a hazardous power pack will be segregated by classification at the staging area and packaged into proper shipping containers. Hazardous waste labels and markings will be placed on all containers. Manifest and/or Bills of Lading will be generated for review and signature prior to transportation for disposal by STEC.

If such exit signs or light fixtures are found to be powered using only electricity, then the entire fixture will either be disposed of as general construction debris or scrap.

#### **3.3.2.6 Mercury Containing Devices Removal (If encountered)**

Total Wrecking & Environmental personnel will enter the building and identify the areas containing mercury devices. Mercury devices will be inspected for leaks, cracks, and any abnormalities. Undamaged devices will be placed directly into a 5 -gallon container with absorbent material as a cushion to prevent breakage. If leaking devices are discovered a mercury spill kit will be utilized to gather and containerize the spill. Workers will don Level "C" PPE, consisting of poly coated Tyvek, nitrile inner gloves, PVC outer gloves, and half-face respirators with combo cartridges.

Upon completion, the container will be taken to the staging area where it will be secured, labeled, marked, and a manifest generated for transportation and disposal by STEC.

#### **3.3.3 Refrigerant Recovery (If encountered)**

Refrigerant will be recovered by an EPA certified technician. ARI certified equipment will be used to recover refrigerants. Refrigerant will be recovered into DOT approved recovery cylinders by running refrigerant rated hoses from recovery machine to the existing service port of the appliance to be recovered. If no service ports exist, the copper lines will be pierced with a piercing tool designed specifically for this

## Demolition Execution Plan for STEC Sam Rayburn Nursery, TX

application. Personnel will complete the recovery process. Appliance will be recovered to EPA required vacuum levels. All such equipment will be clearly marked that such refrigerant has been removed prior to demolition.

### 3.3.4 Environmental Cleaning

STEC has performed all Plant decommissioning operations in advance of demolition operations. As part of the decommissioning operations, all tanks, vessels, and process lines should have been emptied and cleaned, fluids drained, and residual materials removed. However, the possibility of uncaptured residual materials or oils exists, particularly at low points in pipelines. To prevent spills and to ensure employee safety, Total Wrecking will verify the clean and empty state of the facilities as work progresses. The following procedures will be utilized for verification purposes and in the event residual materials are encountered:

### 3.3.5 Tank, Pipes, and Vessels

Prior to the demolition process beginning, Total Wrecking & Environmental will check all tanks and pipes for residual materials. Total Wrecking & Environmental will use Line Breaking Procedure and PPE appropriate to the type of material possibly present in the pipe, tank, or vessel to check the pipes outside and throughout leading out of the Fuel Oil Tank that may contain residual materials and will be accessed by opening valves or flanges and drained into 5-gallon buckets or 55-gallon drums. Total Wrecking & Environmental will store these residual materials on site until transport to the off-site facility for final disposal can be arranged by STEC.

### 3.3.6 Oil Lines

Oil lines will be opened in accordance with Total Wrecking & Environmental first break procedures, to collect any free-flowing fluids. This will include identification of the type of oil used in the line and the use of appropriate PPE. Piping will then be cut into ten-foot sections, the ends of each section will be plugged and moved to a collection area where they will be placed on end to allow additional collection. After the liquids have completely drained, the end of each pipe section will be wiped down. Fluids will be transferred into proper disposal containers, labeled and stored in the waste collection area for disposal by STEC.

### 3.3.7 Tank Cleaning

Tanks include oil tanks, fuel oil tanks, condensate tanks, water tanks and other material holding tanks, Condensate tanks and water tanks are assumed to be free of any regulated materials. Steel tanks will be cut into manageable pieces and transported offsite for recycling. (If Encountered) Poly or plastic equipment will be crushed and disposed of as C&D debris. Total Wrecking & Environmental will utilize a non-spark method to cut an opening in the side of the tanks as appropriate. It is understood that all chemical tanks and process vessels have been drained and cleaned. Should materials be found in these units, STEC will be notified and a plan for the removal of materials and cleaning of tanks will be developed and implemented

## Demolition Execution Plan for STEC Sam Rayburn Nursery, TX

prior to resuming demolition. If in some instances, Total Wrecking & Environmental requires entry into the larger vertical tanks for cleaning, Total Wrecking & Environmental will follow its defined confined space entry procedure which is included in our HASP.

### 3.3.8 Lead Based Paint

Lead Base Paint becomes a hazard when cutting, grinding and burning. The area will be identified on the JSA, and the crew will discuss hazards and mitigation techniques. TWE requires the use of PPE for all torching activities which include half face respirators, burning suits and gloves, a wash station with dirty and clean room and exhaust fans. Hydraulic shear cutting may continue as normal.

## 4 ASSET RECOVERY (IF ENCOUNTERED)

Total Wrecking & Environmental will recover high value assets prior to building or structure demolition to the extent practical.

### 4.1.1 Equipment Salvage

Smaller pieces such as valves and pumps will be salvaged for resale if evaluated to have value greater than scrap. These items may include

- Transformers
- Gear boxes
- Motors
- Motor Controls
- Storage Tanks

### 4.1.2 Metals Recovery for Recycle

Material that will be taken off-site for recycling will be segregated, processed on-site to the mill or buyer specification and loaded into trucks. Each load hauled will be documented on-site prior to leaving and weighed at the receiving location.

## 5 GENERAL EXECUTION FOR THE DEMOLITION OF THE STEC Sam Rayburn Power Plant, TX

The structures will be prepared for demolition. The structures being removed by conventional Top/Down demolition will be covered under this plan. As part of the structure being prepared for demolition it is the responsibility of the Project Superintendent and/or SSM to complete the Pre-Demolition checklist.

The listed structures in Table 1.0 page 7, will be demolished by means of conventional top-down demolition.

## PRE-DEMOLITION CHECKLIST

**PLEASE COMPLETE AND RETURN TO TOTAL WRECKING & ENVIRONMENTAL, LLC**

**TASK**

1.	Utilities shut off	Yes	No	N/A	Total Wrecking
2.	Utilities terminated	Yes	No	N/A	Total Wrecking
3.	Permits				
	a. Demo	Yes	No	N/A	Total Wrecking
	b. Hydrant	Yes	No	N/A	Total Wrecking
	c. Street/Sidewalk Closure	Yes	No	N/A	Total Wrecking
4.	Asbestos free letter	Yes	No	N/A	Total Wrecking
5.	Fence installed	Yes	No	N/A	Total Wrecking
6.	Start date confirmation	Yes	No	N/A	Total Wrecking
7.	Shoring & Bracing	Yes	No	N/A	Total Wrecking
8.	Infills (openings)	Yes	No	N/A	Total Wrecking
9.	Saw Cuts	Yes	No	N/A	Total Wrecking

**NOTES**

---

Signature \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Total EHS Sign: \_\_\_\_\_

---

**Conventional Top/Down Demo**

Conventional demolition consists of demolishing the structures, facilities, and equipment using excavator mounted equipment including hydraulic attachments such as shears, grapples and hammers to bring structures to ground level. As a general rule, demolition by means of hydraulic excavator will begin at the top of the structure and the structure will be demolished from top to bottom, bay by bay in a pre-determined direction, and the process will continue until the entire structure has been demolished to the ground. Support equipment will sort and move/load debris as demolition progresses. After the structure is on the ground it

will be sized and segregated for recycling or disposal. The typical demolition crew will consist of the following:

- a. Operator using an excavator with hydraulic shear attachment to demolish and size debris
- b. Operator using excavator and grapple to segregate and load debris
- c. Truck Driver operating water truck to provide dust suppression
- d. Two Laborers to provide ground support as required.

**Structures to be Demolished**  
**Conventional Top-Down Demolition**

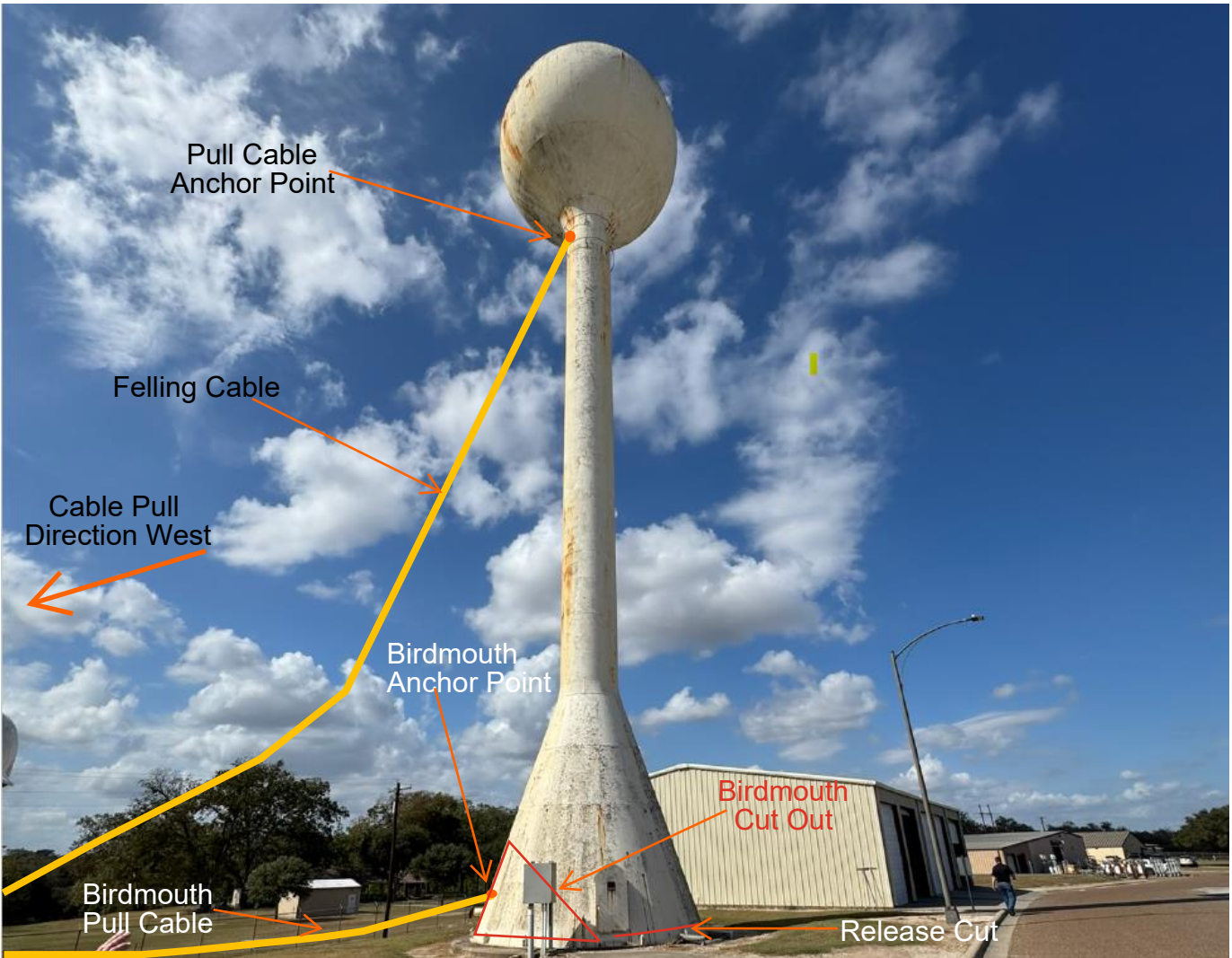
**TABLE 3.**

Building Description	Notes
G1 Unit Generator	
G2 Unit Generator	
Fuel Oil Tank	

**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

Below is an illustration of how the STEC Sam Rayburn Water tower will be felled to ground level for processing with a combination of a hydraulic excavator equipped with a shear and torch cutting.

**Cable Pulled Water Tower**



**Demolition Execution Plan for STEC Sam Rayburn Nursery, TX**

The Water Tower will be brought down to ground level via Controlled Directional Fall. Steps for these directional falls and illustration will be as follows.



## Demolition Execution Plan for STEC Sam Rayburn Nursery, TX

1. In preparation for the felling of the Water Tower. The park fence West of the tower will be removed to create a clear fall zone for the water tower. (Fence to be reinstalled upon completion of the water tower work)
2. Utilizing a torch, employees will access the interior of the water tower at ground level and cut away approximately 10' – 12' of the 8" fire and domestic water risers, the over-flow pipe, and the access ladder.
3. Utilizing torches TWE employees will cut away all exterior appurtenances at ground level i.e., the electrical panel and connections attached to the South, the valves attached to the North, and the stub-out pipe on the West side of the Water Tower.
4. With use of an aerial man lift, access the West upper section of the narrow part of the tower just below the upper ball and via torch cutting create an anchor point for the shackle and steel cable that will be used for pulling the tower down.
5. With use of aerial lift, access the anchor point that was just created and anchor in a 1-1/2" to 2" steel cable.
6. Once the cable is anchored into the water tower, the other end will be anchored into the excavator's bucket lifting point/D-Ring and move Southwest allowing slack to touch the ground.
7. Burners will then create an anchor point for a 1-1/2" – 2" Steel Cable at the base of the West side of the water tower to be attached to an excavator and leave ready to pull a bird-mouth section to be torch cut.
8. Fully torch cut and leave in place a bird mouth at the base of the water tower cutting to the halfway point. (During this step, steel plates will be sporadically placed within the cut lines for temporary support.)
9. Once the bird mouth has been fully cut, the Superintendent will ensure the area is clear and pull the bird mouth section out.
10. After the birth-mouth section is pulled away, the excavator that is anchored onto the top of the water tower will place a light tension on his steel cable.
11. Then two burners will start cutting 6" inches past the birth-mouth the, East end of the tower at ground level all the way through and move away from the tower as the light tension from the excavator becomes heavier and begins pulling it down to the ground.
12. Once the water tower is lowered to the ground, via a combination of an excavator equipped with a shear attachment and torch cutting, it will be cut down to manageable sizes for loading.

### 5.1 Demolition Sequence

Total Wrecking & Environmental will have crews working simultaneously starting the G1 and G2 Generators, the water tower, transformers, miscellaneous items in the yad and the fuel oil tank. Total wrecking will continue demolition activities demolishing all other smaller tasks within our scope of work.

## 6 SITEWORK RESTORATION DEMOBILIZATION

### 6.1 Site Restoration

Total Wrecking will demolish all above grade portions of the identified structures along with slab and pedestals below grade level unless otherwise specified above. All concrete slabs and foundations are to be systematically removed and disposed of off-site at an approved disposal location.

### 6.2 Demobilization

Upon completion of all demolition activities, Total Wrecking & Environmental shall demobilize from site. Demobilization activities include removal of all temporary power, water and temporary structures. We will restore all laydown areas and staging areas to match surrounding finish grade.



## References



PROJECT	CONTACT	EMAIL	PHONE
South Texas Electric Cooperative - Pearsall and Sam Rayburn	John Packard	japackard@stec.org	(361)571-1312
City of Titusville - Barna Elevated Water Tank	Ashleigh Smith	ashleigh.smith@titusville.com	321-567-3869
Orlando Utilities Commission - Indain River Tank Demoilition	Matt Kalish	mkalish@ouc.com	321-370-6429



**WRECKING & —**  
**ENVIRONMENTAL**

P: 716.692.2002

F: 716.945.8002

TotalWrecking.com

MAIL: PO BOX 326

Buffalo, NY 14231

info@TotalWrecking.com

## Project Profiles

# BARNA ELEVATED STORAGE TANK

CITY OF TITUSVILLE

TITUSVILLE, FL

FEBRUARY 2024 - MARCH 2024



## ABOUT THE PROJECT

Total Wrecking & Environmental outbid two other contractors and were the awarded contractor on the Barna Elevated Storage Tank Demolition. The work on this project included the demolition and removal of a 500,000 Gallon elevated steel water tank. The tank sat approx. 100 feet above grade and was supported by 6 structural columns that were also removed by TWE.

In general, the work consisted of falling the structure to the ground where it was further processed with Excavators equipped with shear mounted attachments and by a team of ground burners. In addition, all former concrete foundations were removed along with the decommissioning of a 16" water main that formerly supplied water to the City of Titusville residents.

# INDIAN RIVER PLANT

## ORLANDO UTILITIES COMMISSION

### TITUSVILLE, FL

JUNE 2023 - SEPT 2023



"As we near the completion of the IRP fuel tank removal project, I wanted to express my gratitude to the Total team for their exceptional diligence and strong work ethic throughout this endeavor. I have only positive feedback to share regarding the entire team, and I'm pleased to note that the OUC site manager shares my sentiments."

*Matt Kalish*

Project Engineer | OUC



## THE PROJECT

In April 2023, we were awarded demolition work at the Orlando Utilities Commission (OUC) Indian River Plant in Titusville, Florida. The job included removal of three fuel oil aboveground storage tanks, removal of the pumping station, and site restoration. This job was performed through a conventional top-down demolition approach. Burners utilizing oxy-propane torches and manlifts began demolition of the tanks by precutting select areas on the side of the tanks to allow for excavators with shear attachments to easily remove manageable portions of the tank for further processing of the materials and safe off-site transport and recycling. The jobsite posed a unique challenge upon arrival, with wet conditions causing flooding every time it rained further. The crew had to limit where they could cut their material and find unique solutions to stay on schedule. Taking an environmentally friendly approach was also top of mind, as they worked diligently to ensure that no oil from the pipes or other materials from the site made their way through the drain that emptied into the Indian River. The use of filter fabrics and stocks helped protect the drain, and they made sure to enact additional and constant ground water protection and cleanup on the site itself.

# STEC SAM RAYBURN PLANT

STEC

VICTORIA, TX

\$402,992



## THE PROJECT

Total Wrecking and Environmental served as the demolition contractor for the STEC Sam Rayburn Selective Plant Demolition project in early 2025. Though modest in scale, the project demanded precise execution within an active power plant, with redundant industrial equipment located in tightly confined, high-risk areas.

Key components of the scope included the removal of two turbine generators, a 400,000-gallon fuel oil storage tank, a 120-foot-tall elevated water tower, and the capping and removal of connected process utilities. Each item presented unique logistical and structural challenges that were overcome through careful planning, skilled execution, and real-time coordination with the active plant team. The turbine generators were removed in place despite being boxed in by operational infrastructure. The fuel tank, located in an earthen pit, required careful demolition sequencing and debris removal in a restricted area. The water tower, surrounded by active structures, was safely dropped using a controlled felling method and processed on the ground with a hydraulic shear.

Total Wrecking's team completed all work ahead of schedule, under budget, and without a single safety incident. Nearly all project materials were recycled.

Despite being a smaller contract, the project showcased the high level of professionalism, communication, and industrial precision Total Wrecking brings to every job. The client repeatedly praised the team for their quality of work and minimal disruption to surrounding operations. This project exemplifies how a well-trained, highly efficient demolition crew can deliver exceptional results in even the most confined and complex industrial environments.

# CHAMBERS COGENERATION STATION

STARWOOD POWER

CARNEY'S POINT, NJ

\$2.95M

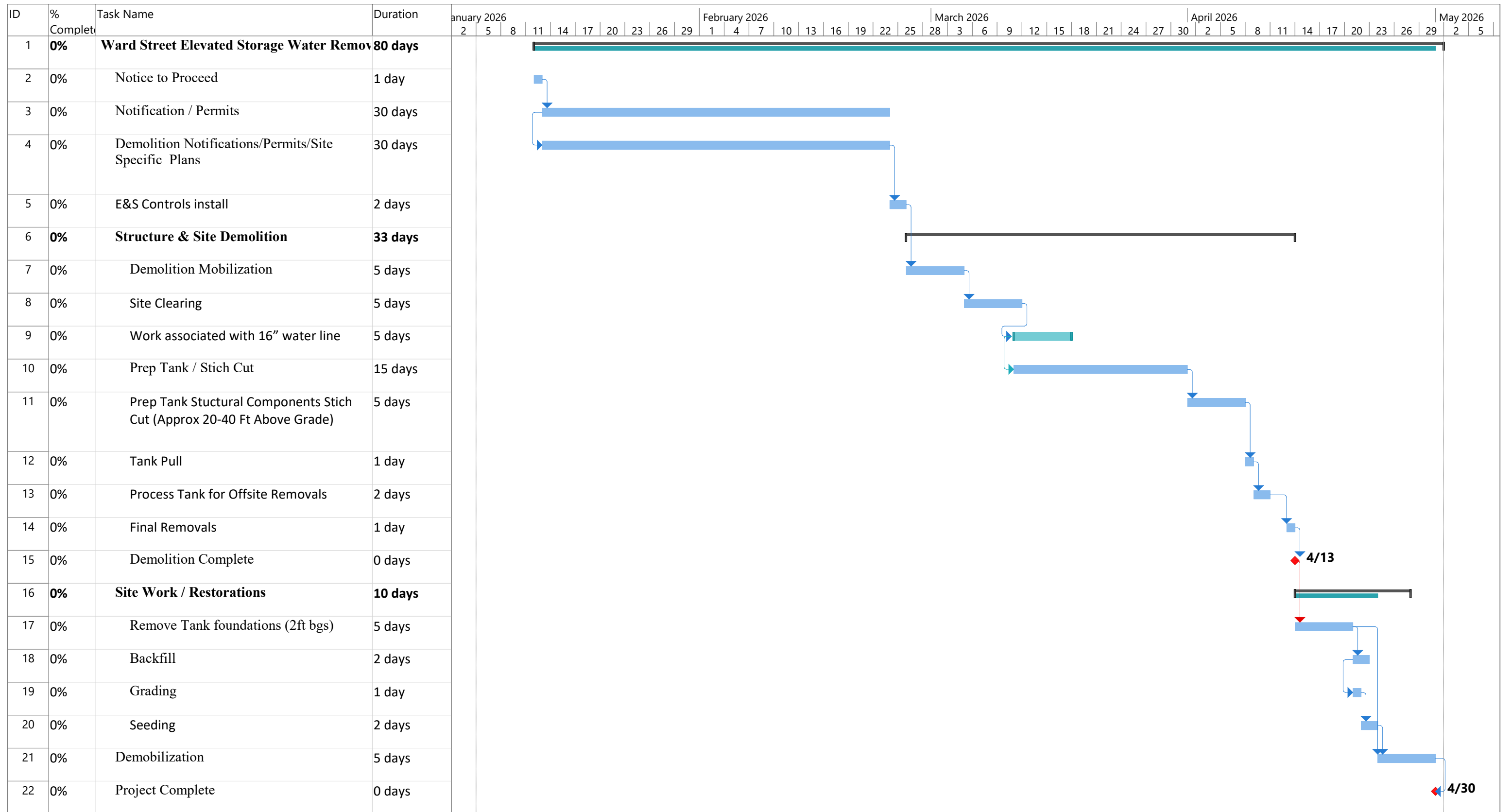


## THE PROJECT

Chambers is a 285 MW pulverized coal-fired facility located in Carneys Point, New Jersey. The plant is still active. Select structures on the site were demolished, which included the coal unloading pit/building (also known as the Railcar Unloading Building or Coal Dumper Building), equipment, and crane bay, coal unloading shed (also known as the Tractor House), reclaim coal conveyor equipment and foundations, reclaim tunnel, emergency escape tunnel, stack-out conveyor equipment and foundations, Diesel unloading area (coal pile), coal pile Diesel tank, coal pile maintenance building, coal crusher & transfer building and foundation, electrical control room (Crusher Control Room), cooling tower and basin, fly ash storage silo and foundations, fly ash pipe bridge and foundations, spray dry absorbers (SDA), bag house, lime silo and all associated equipment, lime prep area, recycle silo, tanks, and buildings, circulating water pump house building, ID fans, backfill, grade, and seed the coal stockpile area.



## Preliminary Schedule



Project: Ward Street Elevated S Date: Tue 12/23/25	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

## BID TABULATIONS

RFP 10-121025, Ward Elevated Storage Tank Demolition

December 10, 2025

				<u>Total Wrecking &amp; Environmental</u>	<u>4 Seasons Demolition Inc.</u>	<u>EMR Services Inc.</u>	<u>D.H. Griffin Wrecking Co, Inc.</u>	<u>A-1 Service Group</u>
<u>Line</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Total</u>	<u>Total</u>	<u>Total</u>	<u>Total</u>	<u>Total</u>
1	Mobilization	LS	1	\$49,227.00	\$37,500.00	-----	\$30,000.00	\$53,000.00
2	Elevated Storage Tank Demolition	LS	1	\$174,196.00	\$337,000.00	-----	\$800,000.00	\$1,168,800.00
3	Abandon 16" Waterline	LS	1	\$40,552.00	\$62,000.00	-----	\$40,000.00	\$39,900.00
4	Owner's Contingency Allowance	EA	1	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<b><u>BID TOTALS</u></b>				\$288,975.00	\$461,500.00	\$893,000.00	\$895,000.00	\$1,286,700.00

**Notes:**

1. EMR Services Inc did not provide itemized bid amounts.

**BID RECOMMENDATION**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.:  CONTRACT NO.:  DATE OPEN:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:  AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:  DATE:

The Purchasing Division concurs with recommendation submitted by the  and recommends award to the lowest responsible, responsive bidder  in the amount of .

PURCHASING MANAGER:  DATE:

Approved for Submission to Council

FINANCIAL SERVICES DIRECTOR:  DATE:

CITY MANAGER:  DATE:

(For City Council Approval Only)

# CITY OF HIGH POINT

## AGENDA ITEM



**TITLE:** Consideration of a Task Order with Terracon

**FROM:**  
Robby Stone  
Public Services Director

**MEETING DATE:**  
January 8, 2026

**PUBLIC HEARING:**  
No

**ADVERTISED DATE/BY:**  
N/A

**ATTACHMENTS:**  
1. Scope of Services

---

**PURPOSE:** To approve a task order with Terracon for the professional engineering services to perform vibration and lead paint monitoring for the Ward elevated storage tank demolition. The City has a master agreement for professional services with Terracon.

**BACKGROUND:** The City of High Point owns the 1,000,000-gallon Ward Elevated Water Storage Tank located at 1702 Bradley Place. The tank was constructed in 1930 by Chicago Bridge and Iron Company. In 2010, the Ward Street Tank was washed out and inspected. The visual observation and testing identified ANSI/OSHA safety related deficiencies, sanitary related deficiencies, operational related deficiencies, and structural related deficiencies. Based on the results of the inspection report and the estimated cost to repair and rehabilitate the tank, the Public Services Department made the decision to construct a new 1,000,000-gallon elevated tank, which is called the Potts Elevated Tank and decommission the Ward Street Tank.

The Potts Elevated Tank was constructed and brought on-line in 2018. Upon completion of the Potts Elevated Tank, the Ward Street Tank was decommissioned. Subsequent inspection reports detail the continued deterioration and safety hazards associated with the existing Ward Elevated Water Storage Tank.

Terracon will provide vibration and lead paint monitoring services throughout the demolition process to ensure safety for the surrounding properties and the health of the public.

**BUDGET IMPACT:** Funds are available in the FY 2025-2026 budget.

**RECOMMENDED ACTION REQUESTED:** City Council is requested to consider a task order with Terracon in the amount of \$99,600 for professional engineering services to perform vibration and lead paint monitoring for the Ward elevated storage tank demolition and authorize the appropriate City Official(s) to execute all necessary documents.

December 30, 2025

City of High Point  
PO Box 230  
High Point, North Carolina 27260

**Attn:** Derrick Boone  
P (336) 883-3279  
E derrick.boone@highpointnc.gov

**Re:** Proposal for Lead Paint and Vibration Monitoring Services  
Ward Elevated Storage Tank Demolition  
1702 Bradley Place  
High Point, North Carolina  
Terracon Proposal No. P75257218

Dear Mr. Boone:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to the City of High Point (Client) to provide lead paint and vibration monitoring services at the referenced property. The following sections provide an outline of the project and Terracon's scope of services, including schedule and compensation.

If this proposal meets with your approval, work may be initiated by returning a fully executed copy of the attached Agreement for Services to Tina Stewart.

We appreciate this opportunity to provide this proposal and look forward to working with you on the project. If you have questions or comments regarding this proposal or require additional services, please call Tina Stewart at (336) 552-3566.

Sincerely,  
**Terracon**

Tina M. Stewart, REM  
Senior Scientist

Chris Murray, CIH, CSP  
Authorized Project Reviewer

Alexis McCarn, PE  
Project Engineer

Justin Plaisted, PE  
Structural Group Manager

Attachments: Detailed Scope of Services  
Agreement for Services

## Detailed Scope of Services

### A. Project Information

Terracon understands that the City of High Point (CHP) is planning for the demolition of the Ward Street Elevated Storage Water Tank and associated appurtenances located at 1702 Bradley Place in High Point, Guilford County, North Carolina. The storage tank is located on an approximate 0.43 acre parcel (Parcel Number 173084). The project involves the complete removal of a 1,000,000-gallon (1.0 million gallon) welded steel elevated water storage tank and supporting steel frame constructed in 1930 by the Chicago Bridge and Iron Company, with an approximate height of 168 feet. The storage tank is no longer in use.

Terracon has been requested to provide a proposal to support services associated with lead paint and vibration monitoring while demolition is being performed. It is our understanding the project duration is planned for 90 days.

The proposed scope of services is based on information provided by the CHP. If any of the above information is incorrect, please inform us immediately.

### B. Scope of Services

#### 1.1 Lead Paint Services

Terracon will provide a North Carolina Accredited Lead Paint Inspector to be on-site during demolition of the referenced water storage tank and steel frame as requested. Prior to demolition activities beginning, Terracon will consult with the CHP and demolition contractor on locations where demolition debris may be temporarily stored prior to be transported off-site. Pre-project (background) soil samples will be collected from client-selected areas to include, but not limited to, the current location of the tank and steel frame and planned temporary storage area. Post-project soil sampling will be performed in the general areas where the initial samples are collected.

The soil samples will be collected from the top approximate ½ inch of soil and submitted to a laboratory participating in the Environmental Lead Laboratory Accreditation Program (ELLAP) for lead content. The samples will be analyzed by Flame Atomic Absorption (AA) Spectrophotometry or equivalent under proper chain-of-custody.

For the purposes of this proposal, Terracon anticipates collecting up to 5 pre-project (background) soil samples and five post-project soil samples (total of 10 samples). Samples will be submitted for a 24-hour analysis via Flame Atomic Absorption

Spectroscopy via EPA SW846 7420/7000B analysis by an accredited laboratory. It should be noted that the selected laboratories should be accredited by the Environmental Lead Laboratory Accreditation Program (ELLAP).

Once demolition has been completed of the structure and painted demolition debris removed from the site, a final report describing our findings, laboratory analysis, and conclusions will be provided.

## 1.2 Vibration Monitoring

Terracon will provide Vibration Monitoring services during the demolition process of the Ward Elevated Tank. The vibrations will be monitored adjacent to the proposed demolition area to observe the vibrations (peak particle velocities, frequency and durations) immediately adjacent to the closest structures (Figure 1) in the yards of the neighboring residences (plan north and east). This information will be compared to guidelines established by the US Bureau of Mines or as provided by the Client/Owner.



**Figure 1 – Approximate Vibration Monitoring Locations**

Two (2) vibration monitors will be installed in the approximate proposed locations as illustrated in **Figure 1** to record a daily histogram of the vibrations generated during the 90-day demolition period. The vibration monitoring units will be relocated during demolition as needed. A daily report will be generated with the units and can be issued via e-mail to the Client and the Owner’s representatives upon request.

Our services for vibration monitoring will generally include the following tasks:

- Install two (2) vibration monitors near the residences of the planned demolition area. The vibration data will be recorded, and Terracon will provide the data to the Client. The vibration monitoring units will be relocated as needed as demolition progresses.
- Provide signed and sealed final report of vibration monitoring results.

It is anticipated that the Client and/or Owner will determine the threshold level for the vibration monitor units. Otherwise, the United States Bureau of Mining (USBM) vibration threshold value will be used and has been set to a range of approximately 0.5 in/sec to 2.00 in/sec for residential-type structures. In addition, Report of Investigation 8507 of the USBM suggests that vibrations for whole structures between 4 to 12 Hz of soft foundation materials result in excessive levels of displacement and strain, and thus will be monitored. It is noted that this is only a guideline and is based on common United States construction practices of 1 to 2-story wood-framed structures on shallow foundations in conjunction with generalized soil conditions during blast-type (non-continuous) events.

If the vibrations generated during the demolition activities are observed to exceed the specified thresholds during our monitoring, Terracon will notify the Client. It is our understanding that **Terracon** will not be required to be involved in formulating recommendations to the Client regarding their means and methods as to how to potentially reduce the vibrations being produced and subsequently recorded. It is our understanding that this will be the responsibility of the Client and/or their designated representatives.

It is noted that some minor structural damage is possible even if the vibrations generated during the construction procedures are within tolerable ranges. This would be the case in the instance where a given structure is already on the verge of fatigue (with a safety factor slightly above 1.0) and the slightest stress increase/movement would cause it to fail. Nonetheless the potential for premature damage (prior to exceeding published guidelines) does exist. Unfortunately, we do not have any means to foresee these situations. Again, our obligation during demolition activity vibration monitoring will be to notify the Client and Owner's representatives if the recorded vibrations exceed the discussed threshold.

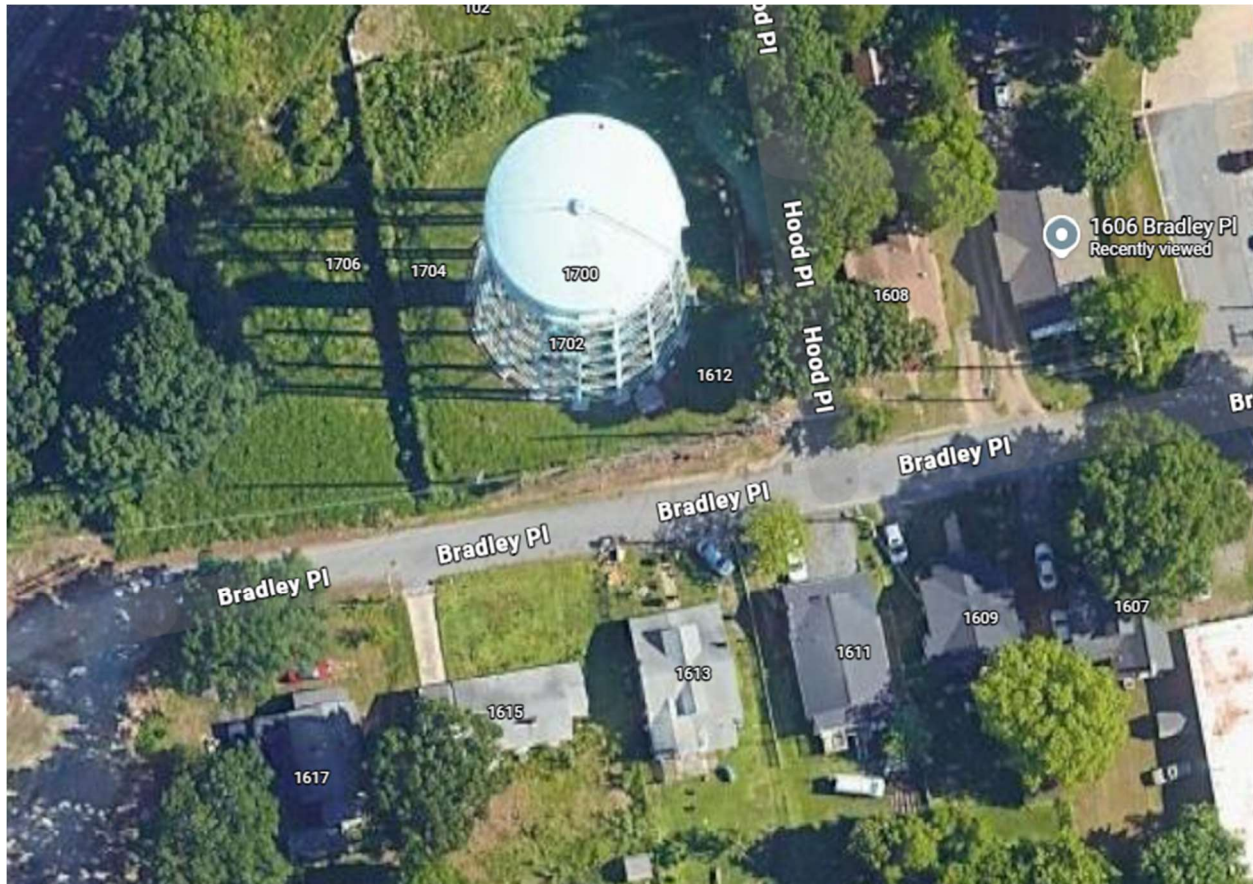
After review and approval, we recommend that the scope of work described in this proposal be provided to the person(s) who will be responsible for scheduling Terracon so that they are aware of the required services for this project. Our services specifically exclude job site safety responsibility beyond those of our own employees and our services do not relieve any contractor/subcontractor from complying with project specifications.

### 1.3 Pre and Post Demolition Surveys

Terracon will complete pre- and post-demolition services at the following eight (8) residences as identified by the client (Figure 2):

- 1606 Bradley Place, High-Point, NC
- 1607 Bradley Place, High-Point, NC

- 1608 Bradley Place, High-Point, NC
- 1609 Bradley Place, High-Point, NC
- 1611 Bradley Place, High-Point, NC
- 1613 Bradley Place, High-Point, NC
- 1615 Bradley Place, High-Point, NC
- 1617 Bradley Place, High-Point, NC



**Figure 2 – Plan View of Survey Locations**

A survey of the adjacent properties will be made prior to starting demolition. The purpose of the surveys are intended to document conditions for evaluating/refuting any claims made by property owners as a result of the demolition work performance. Our scope of services for the Pre-Demolition Condition Surveys should include but are not limited to, the following:

- Perform a limited visual inspection of the interior (if allowed) and exterior of the existing residential structures (before demolition commences), strategically focusing on the areas most likely to experience distress.
- Documentation of existing cracks and previous repairs as observed during the limited pre-demolition survey. Photographs of significant cracks or other existing settlement indications.

- Determine if any equipment within the adjacent structures is susceptible to vibrations produced during the demolition procedures.
- The results of the visual inspections and associated photographs will be presented in a report reviewed by a registered Professional Engineer.

Our efforts will be focused on the major structural components and reported areas of distress. **Our inspections will be limited to the areas readily accessible to the inspector (common areas, hallways, stairways, etc.).** We will require the assistance of the client to coordinate access to the buildings and therefore request an employee of the City of High Point accompany Terracon during the site work.

The post-demolition surveys will consist of an evaluation of the findings upon completion of the demolition as it relates to the pre-demolition conditions.

## Schedule

The above base scope of services may begin on a mutually-agreed upon date following receipt of the signed Agreement for Services. Field activities are estimated for 90 days based on the schedule provided. The services will be performed during normal business hours (8:00 a.m. to 5:00 p.m.), Monday through Friday. The final reports will be available within two weeks following the completion of the services described above.

## Conditions

Items to be provided by the Client include:

- The legal right-of-entry to conduct the services;
- Any restrictions or special access requirements regarding the site shall be made known to Terracon prior to site mobilization.
- Any known environmental conditions at the site (i.e., asbestos, specialized protective equipment requirements, unsound structural members, etc.) shall also be communicated to Terracon prior to site mobilization; and
- Signed Agreement for Services to authorize our work.

## Key Understandings

- The fee is valid for 60 days from the date of this proposal; the fees are based on the assumptions, information gathered, and conditions provided at the time of this proposal.
- Services will be performed during normal business hours (8:00 a.m. to 5:00 p.m.), Monday through Friday.
- The Client will notify Terracon, in advance, of any operational changes or unique circumstance that might affect the scheduled sampling.

- Terracon does not warrant the work of regulatory agencies, laboratories, or other third parties supplying information used in the compilation of reports.
- The analysis, comments, and recommendations presented in the final reports will be based on the information collected as described in this proposal. When requested by the Client, Terracon may provide verbal or electronic (interim) information prior to completing the technical reports. Terracon does not recommend sole reliance on interim information regarding the results of the sampling/monitoring services. Consequently, the content of the final reports takes precedence over any previously conveyed information.
- The findings and conclusions presented in the final reports will be based on the site's current utilization, the anticipated future use of the site, if provided to Terracon, and the information collected as discussed in this proposal.
- The Scope of Services does not include other services not specifically identified or discussed herein. No assessment can wholly eliminate uncertainty regarding the potential for hidden conditions or issues that may develop in the future. Our consulting services are limited by their nature, and other problems not present in the area observed may exist but may not be identified. No warranties expressed or implied are intended or made. The information provided will be based on the information collected as discussed in this Scope of Services.

Terracon's services will be performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographic area during the same period. Terracon makes no warranties, expressed or implied, regarding its services, findings, conclusions, or recommendations. These services will be performed in accordance with the scope of work agreed upon with you, our Client, as set forth in this proposal.

The Client should be aware that the above-described scope of work is limited to the areas and tasks identified above. It is not intended to be a comprehensive occupational safety and health assessment. Assessment activities at different times and locations may indicate different results. The analysis, comments, and recommendations presented in the written report will be based on information provided by the Client, observations at the time of the survey, and monitoring results.

### Commitment to Safety

Terracon has a 100% commitment to the safety of its employees. In accordance with our *Incident and Injury Free*® safety culture, Terracon will use our standard safety plan for field services. Prior to commencement of on-site activities, Terracon will review health and safety needs for this specific project. We anticipate conducting fieldwork wearing personal protective equipment that may include hard hats, safety glasses, protective gloves, hi-visibility clothing, and steel-toed boots.

Terracon will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including the client’s employees, contractors, subcontractors, or other parties present at the site.

### Site Access and Safety

Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client’s contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant’s employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant’s pre-task planning and risk assessment processes.

### Reliance

The final reports will be prepared for the exclusive use and reliance of the Client. Reliance by any other party is prohibited without the written authorization of the Client and Terracon. If the Client is aware of additional parties that will require reliance on the report, the names, addresses, and relationships of these parties should be provided for Terracon approval prior to the time of authorization to proceed. Terracon will grant reliance to those approved parties upon receipt of a fully executed Reliance Agreement (available upon request).

Reliance on the report by the Client and all authorized parties will be subject to the terms, conditions, and limitations stated in the Agreement for Services, the Reliance Agreement, and the report.

## C. Compensation

Based on the proposed scope of services, Terracon recommends the following fee schedule. Should conditions occur which require changes to the Scope of Services, we will contact you and proceed further only with your approval.

<b>Lead Paint Services.....</b>	<b>\$34,300</b>
■ Mobilization Fee (includes travel and mileage for 24 visits @\$200/visit).....	\$4,800
■ Includes 10 Hours On-Site Per Week at \$175/hour for 12 weeks.....	\$21,000
■ Project Management (\$175/hour for 24 hours).....	\$4,200
■ CIH/Lead Risk Assessor Consulting (\$225/hour for 12 hours).....	\$2,700
■ Laboratory Analysis of Five Pre-Demolition Soil Samples @ \$20 each.....	\$100



- Laboratory Analysis of Five Post-Demolition Soil Samples @ \$20 each.....\$100
- Final Report.....\$1,400

**Vibration Monitoring Services.....\$34,900**

- Includes services in Section B, Task 1.2 for up to 10 days of demolition work.
- If Terracon services are needed past 10 days, Terracon will issue a change order of \$2,825 per day for vibration monitoring.

**Pre and Post-Demolition Surveys.....\$30,400**

- Pre-Demolition Survey and Report.....\$2,600/Residence
- Post-Demolition Survey and Report.....\$1,200/Residence
- Includes services in Section B, Task 1.3

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**Total Services.....\$99,600**

The amounts noted above are based on performing our work during normal business hours Monday through Friday (8-hour work day). These proposed fees are based on the project information available through the project documents and our experience with similar projects. Fees for additional services provided outside of the Scope of Services outlined in this proposal will be based on a new proposal for additional services. Subcontractor services are billed at cost +15%.

Any cost associated with re-testing or re-inspecting work that failed to comply with contract documents is not included in our budget. Cost associated with reinspection of nonconforming work can be tracked separately and invoiced to the client for collection from the responsible party, if requested.