



Greenville Utilities Commission

**WATER SERVICE DUE DILIGENCE PRELIMINARY ENGINEERING
REPORT OF THE PITT COUNTY MEGASITE NORTH DEVELOPMENT**

TUESDAY, JUNE 9, 2026



Wooten

Letter of Transmittal



June 9, 2026

Cleve Haddock, Lifetime CLGPO
Procurement Manager
Greenville Utilities Commission
401 S. Greene Street
Greenville, North Carolina 27834



RE: RFQ 26-25 – Professional Engineering Services Related to the Water Service Due Diligence Preliminary Engineering Report for the Pitt County North Megasite Development

Dear Mr. Haddock:

The Wooten Company is pleased to submit our qualifications to Greenville Utilities Commission (GUC) for professional engineering services related to the Water Service Due Diligence Preliminary Engineering Report (PER) for the Pitt County North Megasite. We understand GUC is seeking a consultant to prepare a PER that will serve as the foundational planning, alternatives evaluation, and funding support document for water infrastructure needed to serve the Megasite and broader future industrial development in northern Pitt County. As described in the RFQ, this effort must verify existing infrastructure, project future needs, evaluate feasible alternatives, and recommend a phased, reliable, and cost-effective approach for service delivery that protects GUC's existing customer base while positioning the region for long-term industrial growth.

Wooten offers GUC an uncommon combination of local experience, regional infrastructure knowledge, and practical implementation perspective. Our team has worked extensively in Pitt County and throughout eastern North Carolina on utility planning, water transmission, distribution improvements, industrial site readiness, and funding-driven infrastructure projects. Of particular importance for this assignment, Wooten previously designed the 2009 water transmission project extending a 12-inch line from King Road, Greenville to the Town of Bethel. Given the Town of Bethel's proximity to the proposed Megasite and the need to consider that corridor when evaluating regional water service options, our prior work gives us direct familiarity with a key part of the system that will inform this study.

We understand this assignment is not simply a utility extension study. It is a due diligence and planning effort that must help GUC answer several critical questions. Our approach will combine field reconnaissance, review of existing GUC mapping and modeling information, coordination with GUC staff, phased demand development, utility modeling support, alternatives evaluation, and preliminary infrastructure planning into a clear, decision-oriented PER. Just as important, we will frame the recommendations in a way that is useful not only for immediate due diligence, but also for future design progression, implementation planning, and funding pursuits.

We appreciate the opportunity to submit our qualifications for this important effort. Greenville Utilities Commission has played a central role in enabling historic regional growth, and the Pitt County North Megasite represents one of the most significant long-term economic development opportunities in eastern North Carolina. Wooten would value the opportunity to partner with GUC to help define a practical and forward-looking water service strategy for the site.

Thank you for your consideration.

Best Regards,

The Wooten Company

Gary Hartong, PE - President
(919) 828-0531 - ghartong@thewootencompany.com

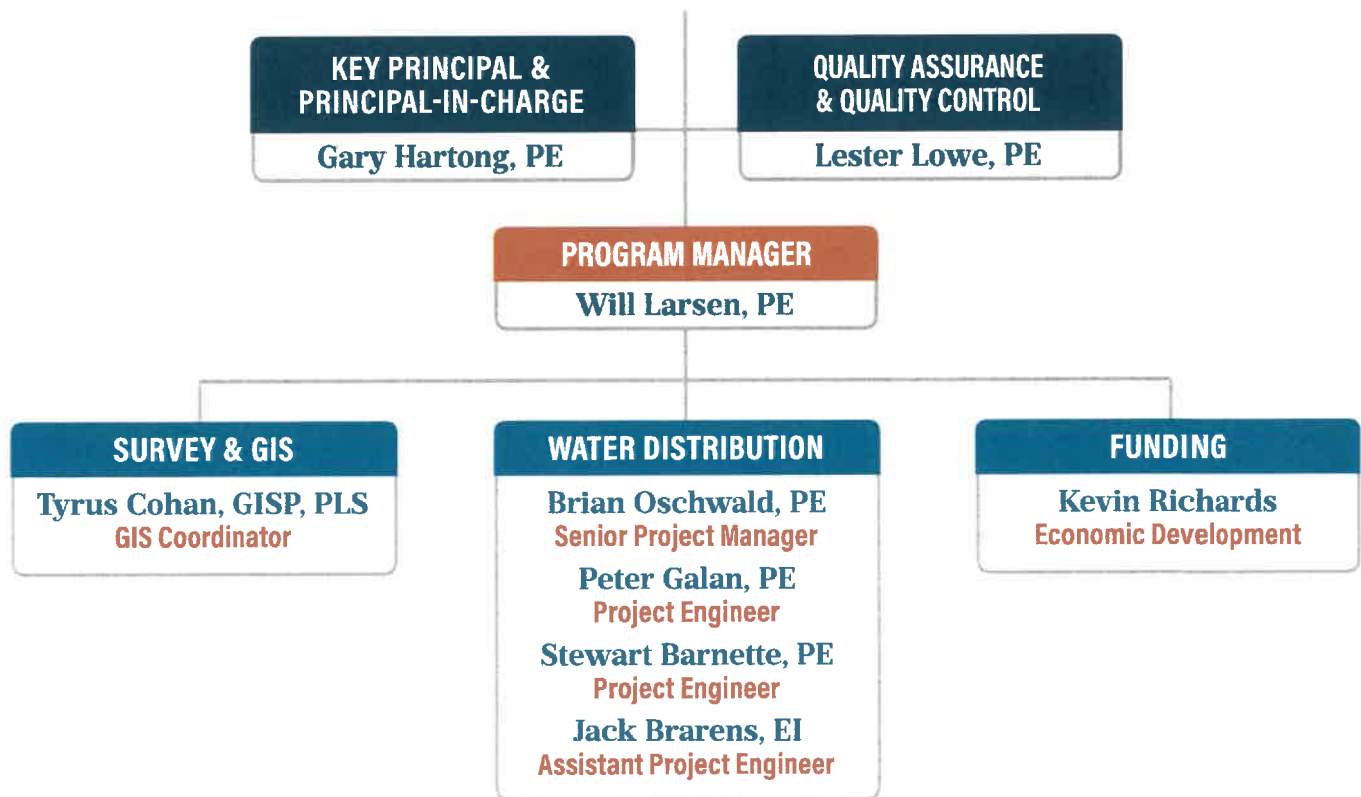
Table of Contents



Team Qualifications	1
Firm Qualifications	4
Similar Projects	5
Understanding & Approach	8
Schedule	12
References	13
Appendix	14



Team Qualifications



Team Qualifications



Will Larsen, PE

Program Manager/ Eastern Division Lead
GREENVILLE OFFICE

Will Larsen joined The Wooten Company in 2010 and as head of the Greenville Regional Office, works with the Greenville team on projects covering all aspects of municipal infrastructure. His experience with local governments allows his teams greater insight into potential challenges/solutions, improved relationships, and more efficient project design. On a daily basis Will deals with aspects of projects at every stage in the process, from the preliminary stages of design through permitting. Some of his additional responsibilities include reviewing and approving water, wastewater, and stormwater permits for compliance with North Carolina rules and regulations, as well as leveraging his National Association of Sewer Service Companies certifications in the assessment of manholes, laterals and pipelines.

EDUCATION

BS, Civil Engineering, North Carolina State University
Masters of Civil Engineering, North Carolina State University

REGISTRATIONS

Professional Engineer, NC, SC
NASSCO (PACP, MACP, LACP)
Stormwater SCM Inspection & Maintenance



Lester Lowe, PE

QA/QC
RALEIGH OFFICE

Lester Lowe brings over 35 years of experience on a variety of public and private sector civil engineering projects. A seasoned leader in the industry, he has successfully developed and managed teams through complex, full-service projects consisting of pre-design analysis phases (i.e. due diligence, alternatives analysis, stormwater management pavement assessment, and environmental assessments) through complete design fulfillment and construction administration support. Additionally, he is well versed in all aspects of full site civil design, permitting and construction phase services for institutional, commercial, industrial and residential projects. Lester serves as our Central Division Lead.

EDUCATION

MBA, East Carolina University
BS, Civil Engineering (Construction Option), North Carolina State University

REGISTRATIONS

Professional Engineer, NC, SC, VA



Gary Hartong, PE

Principal-in-Charge
RALEIGH OFFICE

Gary Hartong, PE, LEED AP, is the President of The Wooten Company. With 22 years of engineering and leadership experience, Gary leads six offices throughout North Carolina and South Carolina providing geomatics, civil engineering, and building systems engineering services to local governments; non-profits; industrial and food processing centers; elementary, secondary and higher education schools; and, mission critical facilities. Gary has committed his career to assisting North Carolina and South Carolina local government clients with asset management, infrastructure rehabilitation, replacement, and extension.

EDUCATION

BS, Environmental Engineering, North Carolina State University
Masters of Civil Engineering, North Carolina State University

REGISTRATIONS

Professional Engineer, VA, NC, SC
LEED Accredited Professional



Brian Oswald, PE

Senior Project Manager
RALEIGH OFFICE

Brian Oswald, PE now leads Wooten's Water Resources practice, starting his professional career with the firm in 2007. Now with more than 20 years of industry experience, Brian has worked with municipal governments and utilities across North Carolina. He is personally vested in managing successful projects on time and within budget, recognizing the equal importance of technical expertise and fostering trusted relationships with clients and colleagues alike. He has led projects for both new and rehabilitated water distribution and transmission systems and wastewater conveyance systems, including collection and interceptor sewer mains, and wastewater pump stations and force mains.

EDUCATION

BS, Civil Engineering, North Carolina State University

REGISTRATIONS

Professional Engineer, NC, SC
NASSCO Certified

Team Qualifications



Peter Galan, PE

Project Manager - Water / Sewer
RALEIGH OFFICE

Peter Galan joined The Wooten Company in 2015 and has been a member of the Water Resources – General Civil Practice for his entire tenure at The Wooten Company. Peter has developed innovative solutions to public water and wastewater projects from pre-design through design and construction. His work during the pre-design phase helps determine the best solution to address the client's needs. From developing preliminary engineering reports, engineering information documents, and alternatives analyses to creating, calibrating, and modifying hydraulic water and sewer models, he strives to determine the impact of a project on existing and proposed infrastructure.

EDUCATION

BS, Environmental Engineering, NCSU

REGISTRATIONS

Professional Engineer, NC



Stewart Barnette, PE

Project Engineer
GREENVILLE OFFICE

Stewart Barnette joined the Civil Department of The Wooten Company in March 2020. He contributes to the development of projects, as well as field work. Stewart has over 8 years of experience as a project manager for civil infrastructure projects and in engineering design; including preliminary engineering reports, permitting documents, shop drawing review and administration of infrastructure construction projects.

EDUCATION

BS, Engineering, East Carolina University

REGISTRATIONS

Professional Engineer, NC

NASSCO Certified (PACP, MACP, LACP)



Jack Brarens, EI

Assistant Project Engineer
WILMINGTON OFFICE

Jack Brarens is an EI with Wooten's Wilmington Civil Engineering Group. He was involved with the design of a 3 MGD lift station sewer system for the City of Apex, and currently serves as an assistant design engineer for a pump station replacement project for the City of Georgetown, SC. Jack also assists with water distribution and sanitary sewer system modeling and pump station design tasks for various projects in the region. He previously served as GIS tech and engineer intern for CFPWA in Wilmington.

EDUCATION

BS, Environmental Engineering, NCSU

REGISTRATIONS

Engineering Intern

NASSCO (PACP, MACP, LACP)



Tyrus Cohan, GISP, PLS

GIS Coordinator
RALEIGH OFFICE

Tyrus Cohan joined The Wooten Company in 2006 and has since assisted all departments with GIS/GPS infrastructure mapping and customized mapping projects for county, municipal and institutional clients across North Carolina. Tyrus is an integral component in the mapping of existing infrastructure for many water and sewer systems. With his extensive knowledge of GIS, Tyrus efficiently and effectively creates deliverables for assessing water and sewer systems.

EDUCATION

BS, Geography/Anthropology, University of South Alabama

MS, Geography - GIS & Remote Sensing, University of Southern Mississippi

REGISTRATIONS

GISP; Professional Land Surveyor, NC



Kevin Richards

Community Development
GREENVILLE OFFICE

Kevin Richards joined Wooten's Funding Strategies Team in 2022. He is chiefly responsible for closely tracking the pulse of funded projects and ensuring end-to-end compliance and best practices for application, administration, procurement, contracting, and closeout. Kevin brings 25+ years experience empowering local governments to improve community quality of life as former Director of Planning, Economic Development, and Community Services for the Mid-East Commission (Region Q Council of Governments).

EDUCATION

BS, Urban and Regional Planning, Eastern Carolina University

Firm Qualifications



The Wooten Company is a privately held, multi-disciplinary firm with 100 employees focused on providing municipal architectural, engineering, and surveying services. Founded in 1936 and incorporated in 1949 in North Carolina, L.E. Wooten and Company (dba The Wooten Company) is now in its 89th year of continuous operation and is licensed by the State of North Carolina to practice engineering and surveying (NC Certificate of Registration F-0115), and architecture (NC Board of Architecture Certificate 50430).

A comprehensive range of capabilities including architecture, environmental engineering, general civil engineering, geomatics, mechanical engineering, electrical engineering, and plumbing engineering affords our clients a singular point of contact and responsibility for a majority of their facility needs, and therefore efficient and reliable solutions that keep the taxpayer front of mind.

SPECIALTIES

- Civil Utility Engineering
- Water & Wastewater Treatment
- Wastewater System Modeling
- Wastewater Collection
- Wastewater Pump Stations
- Construction Administration
- Architectural Services
- Mechanical & HVAC Design
- Electrical Design
- Plumbing System Design
- Water System Modeling
- Water Storage & Distribution
- Pavement Assessment
- Infrastructure Planning
- Preliminary Engineering

CONTACT

Principal-in-Charge
Gary Hartong, PE
ghartong@thewootencompany.com
(919) 828-0531 x802

Project Manager
Will Larsen, PE
wlarsen@thewootencompany.com
(252) 757-1096 x229

Wooten

Hickory

Winston-Salem

Raleigh

Greenville

Wilmington

Columbia

89 Years of Continuous Business Operation

76 Years Incorporated as The Wooten Company

100 Employees Across Six Regional Offices

Similar Projects



CITY OF ASHEBORO Water Line to Wolfspeed

The City of Asheboro agreed to provide up to 3.3 MGD of treated water to serve the new Wolfspeed Industrial site located at the Chatham Advanced Manufacturing (CAM) site. Approximately 16 miles of new water main is required to extend water service to the site. The new water main will be primarily located within the US Hwy 64 corridor and is expected to pass through Franklinville, Ramseur, unincorporated areas of Randolph County, and Chatham County. Per an executed Memorandum of Understanding between the NC Department of Commerce and the City, the Project shall include hydraulic analysis of the system, sizing of the line, route review to reduce costs, material analysis, crossing of the Deep River, connections to Franklinville and Ramseur water systems, and other design considerations. The project requires coordination between the design team, City of Asheboro, HDR (Owners Agent), Randolph County, Franklinville and Ramseur. The permits include NCOT, Erosion Control, Public Water Supply, 410/404 permitting and Duke Energy crossings.

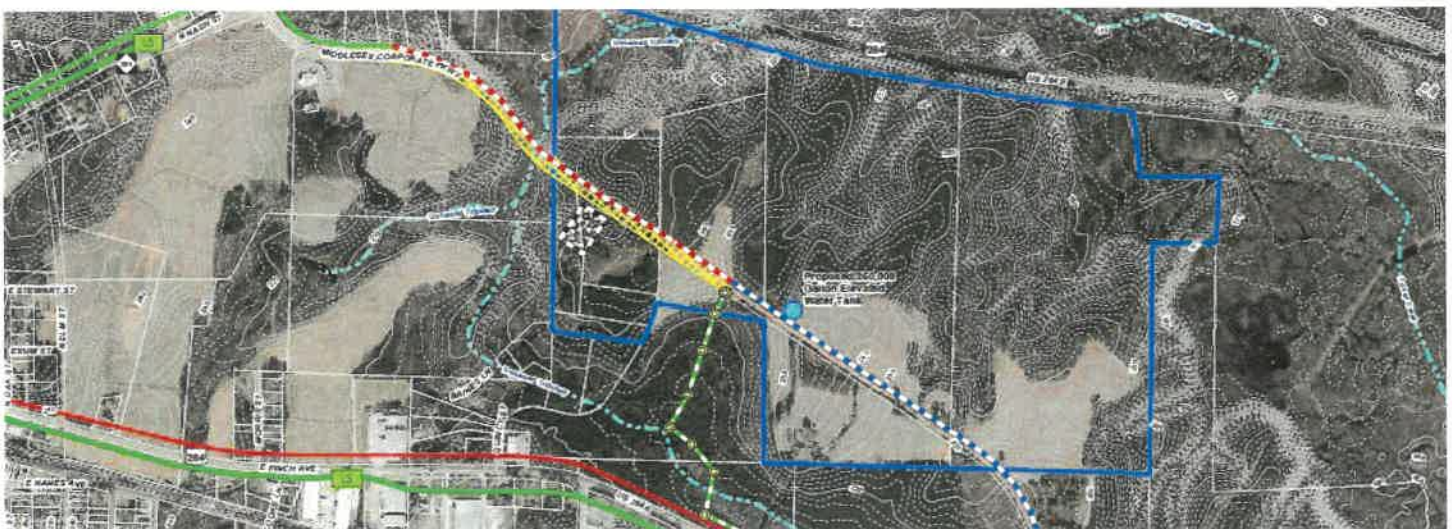


CONTACT: Keith Burke, Garney
kburke@garney.com - (919) 694-6979

NASH COUNTY Middlesex Corporate Center Phase I & II

Nash County procured Golden Leaf, NC Department of Commerce, and local funding to bring infrastructure improvements to serve the Middlesex Corporate Centre industrial park in the Town of Middlesex. Wooten assisted with the funding acquisition and prepared the necessary preliminary study. The first phase of the Corporate Centre was constructed in 2009 but did not secure a tenant for future phases. Using momentum created by construction of a new shell building, the County selected The Wooten Company in 2020 to design water, sewer, and roadway infrastructure needed to not only serve the shell building, but also for future prospective tenants. The base bid for Contract 1, which included utilities and roadway infrastructure, consisted of 3,000 LF of 8" water main and 5,250 LF of 12" water main (including horizontal directional drills), 3,170 LF of 8" gravity sewer main and associated manholes, 3,000 LF of new 41 foot back to back roadway with curb and gutter, 1,850 LF of 15"-24" RCP storm sewer, and associated erosion control, storm water measures, earthwork, and miscellaneous items. Due to favorable bidding conditions, the County was able to add alternate bids to incorporate another 350 LF of additional roadway to Contract 1. Contract 2 consisted of design of a 250,000 gallon elevated storage tank spheroid style and associated site work, electrical improvements, and grading. Work was completed in 2021. Phase 2 which was completed in 2025, consisted of 3600 LF of 41' back to roadway with curb and gutter, 2000LF of 15"-24"RCP storm sewer, 5000 LF of new 8 inch gravity sewer, an new pump station/force main and associated erosion control, earthwork and other miscellaneous items.

CONTACT: Jonathan Boone, Deputy Manager - (252) 462-2436 - jonathan.boone@nashcountync.gov



Similar Projects



EDGECOMBE COUNTY

Kingsboro Megasite Utilities Extension

Winner of ACEC Engineering Excellence Award

The Kingsboro Megasite is one of four sites organized by the State of North Carolina to attract top-tier manufacturing facilities. The Kingsboro site consists of approximately 1,500 acres in Edgecombe County and The Wooten Company recently performed field survey, easement mapping, engineering design, permitting, and bidding assistance, and is preparing to provide construction administration and construction observation for the installation of utilities to support new industry. Funded with the help of Industrial Development Funds and Golden Leaf grants, these improvements have already assisted in attracting the \$1.4B investment from Natron Energy, Inc. which will produce sodium-ion batteries and represents one of the biggest eastern North Carolina economic development deals in recent history. Once constructed, the factory could bring over 1,000 jobs to the area and hopes to have the facility fully constructed and online in 2027.



The water and sewer infrastructure consists of 18,600 LF of water main, 5,000 LF of gravity sewer main, a new wastewater pump station, 46,500 LF of force main, rehabilitation of the elevated water tank at QVC's facility, and rehabilitation of the existing pump station at the same site. In the midst of these designs, Corning, Inc. also announced its intent to construct a distribution facility adjacent to the Kingsboro site on the north side of US Highway 64 Alternate. As such, The Wooten Company is also providing water and sewer infrastructure extensions to service this facility so that it will tie into the Phases I and II Kingsboro Park infrastructure.

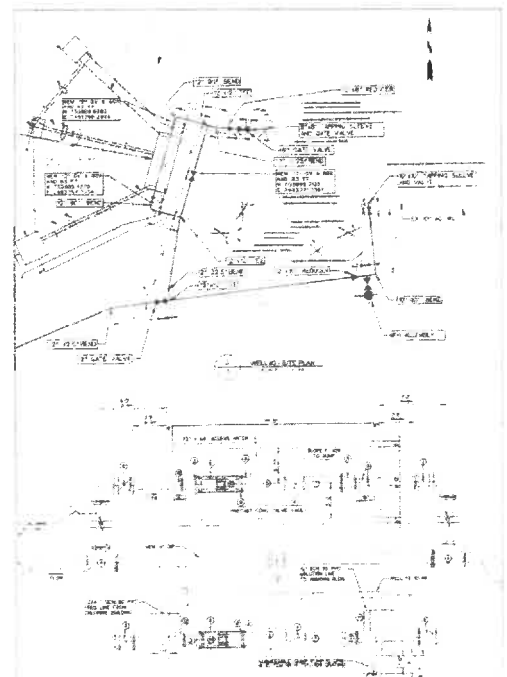
CONTACT: Eric Evans, County Manager • (252) 641-5775 • ericevans@edgecombeco.com

TOWN OF BETHEL

Phase I Water Supply Transmission Main

The Town of Bethel's Phase I Water Supply Transmission Main project represented a major investment in the Town's long-term water system capacity, reliability, and operational resiliency. The completed project included the design and construction of a new 12-inch water transmission main generally extending along the US Hwy 13 / NC Hwy 11 corridor and connecting into the Town's existing water distribution system. This improvement strengthened the Town's ability to provide dependable water service, improved transmission capacity, and created a stronger infrastructure foundation to support future growth, economic development, and community service needs.

Wooten played a central role in advancing the project from concept through construction-ready design. Design services included development of the water main alignment, preparation of plan and profile drawings, coordination of proposed improvements with existing utilities and roadway features, identification of required valves, hydrants, fittings, sleeves, air release valves, and appurtenances, and incorporation of measures to address crossings, drainage features, and utility conflicts. The design required careful consideration of constructability, NCDOT right-of-way constraints, existing force mains and water lines, culverts, ditches, and tie-in locations throughout the project corridor. The completed project provided Bethel with a more robust and reliable water supply backbone and laid the foundation for what is now a regionalized system extension from Greenville Utilities Commission. By increasing transmission capacity and improving system connectivity, the project enhanced service reliability, supported fire protection needs, reduced vulnerability associated with aging or undersized infrastructure, and positioned the Town to better accommodate future development.



CONTACT: Todd Bullock, Former Town Manager, 252-825-6191

NASH COUNTY

Central Nash Water and Sewer District Study, Development, Implementation and Long Range Planning - Phases I-IV

Beginning in the early 2000's, Nash County undertook a study to determine if there were areas within the county where water and sewer services were feasible. The Wooten Company was selected as the firm to prepare the study, and a more than ten-year development was kicked off. Details included a population projection for the entire county to determine future needs, and were followed by hydraulic modeling of the resulting proposed county-wide water system. The report evaluated the source water in reference to meeting future demands, and ultimately set forth a plan of infrastructure with emphasis on infrastructure needs for primary corridors that would provide interconnections for service to all local governments within the county. Following its delivery, an application for funding from USDA –Rural Development was prepared, alongside an environmental assessment of the future project that was recommended. As a result, over the next three years, more than 100 miles of waterline ranging from 2-16 inches in diameter, along with two new booster pump stations and a 400,000 gallon elevated storage tank were designed and installed.



Phases I & II

The newly created Central Nash Water and Sewer District set its initial goal to service the area west of Rocky Mount, NC and south of the Tar River Reservoir. During Phase I, designs were developed for the installation of approximately 113,000 LF of water line that ranged in diameter from 2- to 12-inches, as well as a new 500 gallon per minute booster pump station needed to convey water from the City of Rocky Mount and also a new 300,000 gallon elevated storage tank. The \$3.075 million project received funding assistance from the USDA Grant/Loan program and construction was completed in 2009. Phase II simultaneously installed 169,000 LF of waterline that also ranged between 2- and 12-inches in diameter, and crossed Interstate 95 twice and the Tar River once. The \$2.88 million Phase II received similar financing from a USDA Grant and was completed in 2009. Phases III & IV

The Phase III expansion involved the installation of 152,300 LF of 2- to 16-inch water line and a new second booster pump station to convey water from the City of Rocky Mount. Costing \$2.771 million, The Wooten Company was again able to help secure funding assistance from the USDA Grant/Loan program and, after overcoming the challenge of crossing Interstate 95 twice, Phase III completed in 2011. As an add-on to the contract in the summer of 2013, additional design services provided for SCADA control to 14 remote facilities throughout the system. The facilities included 7 wastewater pumping stations, 3 elevated water tanks, 3 booster pumping stations, and a water meter vault. The system allowed for monitoring and control of all 14 facilities from the Water Operations and Maintenance Building via radio transmitter. The remaining Phase IV area required very similar planning, design, construction administration and construction observation services, however was complicated and pushed forward due to contamination in several individual wells north of the Town of Bailey.

Studies had revealed that these wells contained high levels of arsenic, and a Preliminary Engineering Report and an Environmental Assessment indicated the need for a final expansion of the water district. This phase involved the installation of 267,400 LF of 2-inch through 12-inch waterline as well as a new 250,000 gallon elevated storage tank and 500 gallon per minute booster pump station to convey water from the lower pressure zone serving the previous Phases 1 through 3, as well as the storage tank. After overcoming an additional challenge of crossing the Tar River, Phase IV established a new pressure zone which allowed water to be extended farther west into the District's desired areas and allowed for 500 new customers to come online. The \$6 million project again received funding assistance from a USDA Grant and construction was completed in 2014.

CONTACT: Jonathan Boone, Deputy Manager - (252) 462-2436 - jonathan.boone@nashcountync.gov

PROJECT UNDERSTANDING

Wooten understands that Greenville Utilities Commission (GUC) is seeking a consultant to prepare a Preliminary Engineering Report (PER) that will define a practical, phased, and funding-ready approach for providing water service to the Pitt County North Megasite. As outlined in the RFQ, this effort must verify existing infrastructure, project future water demands, evaluate multiple service alternatives, identify preliminary routing and Phase I costs, and provide the foundation for future design, permitting, and funding applications.

This is not simply an extension study for a single customer. The Pitt County North Megasite represents a major industrial growth initiative within a larger 3,300-acre industrial area on an 8,300-acre tract north of Greenville, and the water infrastructure strategy must be responsive to both the initial Megasite user and the broader long-term development of the corridor. The RFQ makes clear that GUC must evaluate existing system capacity, identify delivery points, and recommend improvements that support the Megasite without compromising current customers or future regional service obligations.

Wooten also understands the importance of viewing this assignment within the larger regional context. The RFQ specifically notes that Bethel should be considered in the evaluation of upgrade options due to its proximity and relationship to the GUC system. That is particularly meaningful to Wooten given our history with GUC, including the 2009 water transmission project extending a 12-inch main from GUC to Bethel. That prior work gives our team direct familiarity with infrastructure that may influence future service strategy for the Megasite and surrounding growth areas.

In our view, the successful PER must do three things well: 1) clearly define realistic water demand scenarios for phased industrial growth; 2) identify the most reliable and cost-effective infrastructure strategy for serving those demands; and 3) present the results in a format that supports both technical decision-making and future funding pursuits. Wooten's approach will focus on producing a PER that gives GUC a clear, technically defensible, and actionable roadmap for serving the Megasite while supporting long-term regional growth.

PROJECT APPROACH

Wooten's approach is built around a simple objective: provide Greenville Utilities Commission with a **clear, technically sound, and funding-ready Preliminary Engineering Report** that defines how water service can be extended to the Pitt County North Megasite in a phased, reliable, and cost-effective manner. We understand this assignment is not just about identifying a route for a new water line. It is about helping GUC understand what its existing system can support, what the Megasite and surrounding growth area are likely to require, and what infrastructure investments should be prioritized first to serve Phase I without losing sight of long-term regional needs.

Our team will approach the assignment as both an **engineering analysis** and a **decision-making tool**. For technical reviewers, the PER will be grounded in system data, demand projections, modeling, corridor evaluation, and alternatives analysis. For non-technical reviewers, the report will clearly explain the tradeoffs among options, the reasons one approach is preferred, and how the recommended solution supports both near-term Megasite development and future industrial expansion.

Our approach is organized around six core phases:

1. Confirm Existing Conditions and Available Capacity

We will begin by assembling and reviewing the available information needed to establish a reliable baseline for the study. This phase will combine document review, field familiarity, and direct coordination with GUC staff. Key activities will include:

- Reviewing available GUC maps, water models, basemaps, prior studies, and relevant system information
- Identifying existing water mains, potential delivery points, and known system constraints in the vicinity of the Megasite
- Reviewing available treatment and distribution system capacity information
- Conducting field reconnaissance to confirm corridor conditions and understand site access, surrounding land uses, and routing considerations
- Incorporating GUC staff knowledge regarding existing operations, service expectations, and known future planning considerations

This step is important because the PER must be based on current, practical system conditions rather than assumptions alone. The RFQ specifically calls for evaluation of existing infrastructure near the Megasite and use of the existing GUC distribution system model to assess available capacity and potential impacts.

2. Develop Realistic Water Demand Projections

The success of this study will depend heavily on developing reasonable and defensible demand projections. Wooten understands that the Megasite is expected to be the initial user and likely the largest user in a broader industrial buildout strategy, which means the PER must address both immediate needs and long-term expansion.

Our demand analysis will:

- Estimate likely water demands for a range of potential Megasite users
- Evaluate both average and peak demands
- Differentiate between Phase I demand and future development demand
- Consider how industrial growth in the corridor may affect surrounding service areas
- Account for the relationship between Megasite planning and the nearby Bethel service area, as directed in the RFQ

For non-technical reviewers, this part of the study answers an essential question: **how much water are we really planning for, and when will we need it?** For engineers, it provides the quantitative basis for evaluating main sizing, facility needs, and system impacts.



3. Evaluate System Impacts and Delivery Strategies

Once the baseline conditions and demand scenarios are established, Wooten will evaluate how the projected demands affect the broader GUC water system. This is a central part of the assignment because the RFQ makes clear that the Megasite must be served without compromising existing customers and that treatment and system-wide impacts should be considered as part of the analysis.

Our evaluation will focus on:

- Available system capacity at likely delivery points
- Hydraulic implications of serving the Megasite under different scenarios
- Potential effects on pressure, flow, and service reliability for existing customers
- Potential triggers for additional infrastructure such as storage, transmission upgrades, or treatment-related improvements
- How Phase I improvements can be structured to support future expansion rather than create stranded or undersized assets

This phase is where Wooten's regional utility experience becomes especially important. Our familiarity with the GUC system and prior work on the 12-inch transmission main to Bethel gives us a strong understanding of how this area has historically been served and how that history should inform future strategy. Our team has many recent and comparable experiences in modeling for industrial applications. Specifically the modeling in support of the Wolfsped and Middlesex Industrial Park projects has given us perspectives in modeling for phased industrial growth as well as large-scale industrial users.

4. Compare Alternatives and Recommend the Best Path Forward

Wooten will develop and evaluate multiple alternatives for providing water service to the Megasite. We understand that GUC is not looking for a single preselected answer; it is looking for a consultant who can compare feasible approaches and recommend the best one based on engineering performance, cost, constructability, environmental considerations, and long-term value.

Each alternative will be evaluated based on:

- Ability to serve Phase I demand
- Compatibility with future industrial park buildout
- Impacts on the existing GUC customer base
- Preliminary routing feasibility
- Environmental and permitting considerations
- Relative cost and overall cost effectiveness
- Operational reliability and long-term flexibility

For clarity in the PER, Wooten will present alternatives in a way that is easy to review and compare. We expect this will include summary tables, narrative discussion, and clear explanation of why the recommended approach best balances service needs, cost, and implementation practicality.

5. Prepare Preliminary Routing, Cost Estimates, and Phase I Implementation Strategy

After the alternatives analysis is complete, Wooten will advance the recommended concept into a practical planning-level implementation strategy. Consistent with due diligence master planning, a preliminary routing and cost estimates for the recommended phased utility improvements, with a specific focus on Phase I infrastructure serving the Megasite property will be presented. In addition, system redundancy will be considered in establishing a system that will minimize impacts to Phase I customer(s) for future phases.

This phase will include:

- Preliminary identification of preferred transmission routes and delivery points
- Planning-level sizing of key infrastructure components
- Phase I construction cost estimates
- Identification of major project drivers and potential risk items
- Consideration of whether elevated storage or other major assets should be included in Phase I
- A practical discussion of how future phases could build from the initial improvements

6. Support Funding, Coordination, and Final Report Delivery

Wooten understands that this effort carries administrative and funding responsibilities in addition to engineering analysis. The RFQ expressly includes grant compliance support, reporting obligations, coordination with county staff and agencies, meetings and presentations, and preparation of both draft and final PER deliverables.

Our project management approach will therefore include:

- Regular coordination with GUC staff
- Support for grant-related documentation and reimbursement requirements
- Meeting participation and presentation support, as needed
- Clear documentation of findings, assumptions, and recommendations
- Preparation of a draft PER for review in advance of the May 2027 milestone
- Incorporation of comments into a final PER suitable for use in future funding and implementation efforts

“

Wooten has been helping communities in Eastern North Carolina plan for the future since 1936. Our Greenville office opened in 1980 to build on that commitment. We appreciate the opportunity to work with Greenville Utilities on this project in support of economic development.

Will Larsen, PE
PROGRAM MANAGER

Understanding & Approach



WHAT GUC CAN EXPECT FROM WOOTEN

At the conclusion of this effort, GUC will have more than a technical report. It will have a PER that provides:

- A verified understanding of available water infrastructure in the Megasite area
- Reasonable projections of short-term and long-term water demand
- A comparison of feasible alternatives
- A recommended phased strategy for serving the Megasite
- Preliminary routing and planning-level cost estimates for Phase I
- A document that can support funding, coordination, and future design progression

Just as important, GUC can expect a consultant who understands how to turn technical findings into an implementable infrastructure strategy. That has been a consistent part of Wooten's role with communities across eastern North Carolina. In places such as Tarboro, Nash County, Edgecombe County, and Martin County, our work has extended beyond design alone. We have served as a long-term technical advisor to local governments and utilities, helping clients understand what infrastructure is needed today, what must be preserved for tomorrow, and how near-term improvements can be positioned to support larger economic development goals over time.

That advisory role is especially important when communities are planning for industrial growth. Utility decisions made too early and too narrowly can limit future options, while decisions made without a practical implementation path can delay recruitment and funding. Wooten helps clients bridge that gap. We work with owners to evaluate existing systems, identify realistic demand scenarios, compare alternatives, prioritize phased improvements, and align infrastructure planning with both immediate development opportunities and broader long-range growth objectives. In doing so, we help our clients make decisions that are technically sound, financially informed, and scalable.

Our experience with counties and utilities across the region reflects that approach. We have supported communities as they planned utility extensions for industrial parks, evaluated corridor-level infrastructure needs, developed preliminary engineering reports and funding strategies, and carried projects forward into design, permitting, bidding, and construction. That continuity gives our clients value beyond the report itself. They gain a partner who understands how today's PER can influence tomorrow's funding request, future design package, and eventual construction phase.

In short, Wooten's approach is intended to give GUC a practical roadmap for action. It will define what is needed, explain why it is needed, and position the Commission to move confidently into the next stage of infrastructure planning for one of the most important economic development opportunities in the region. More than that, it will reflect the kind of long-term technical partnership Wooten has provided to other eastern North Carolina communities as they plan, fund, and deliver infrastructure that supports lasting industrial growth.

A tradition of DESIGNING THE FUTURE ►

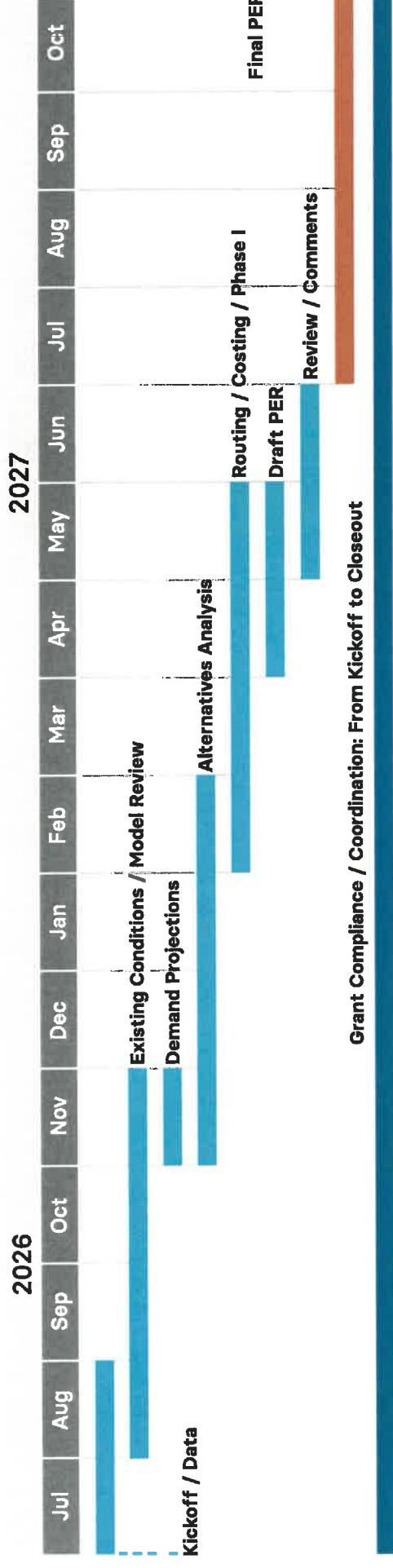
Project Schedule: Pitt County North Megaside



WATER SERVICE DUE DILIGENCE PRELIMINARY ENGINEERING REPORT

Task	Timing	Hours	Milestone	Timing
Kickoff / Data Request / Work Plan	July-Aug 2026	30	SOQ Due	June 9, 2026
Existing Information Review / Base System Assessment	Aug-Sep 2026	68	Interviews	June 16, 2026
Site Reconnaissance / Field Review	Sep 2026	40	Selection / NTP	July 13, 2026
Existing Infrastructure Evaluation / Model Review	Sep-Nov 2026	90	Kickoff	July 20, 2026
Demand Criteria / Phased Demand Projections	Oct-Nov 2026	58	Existing Conditions Confirmed	Nov. 15, 2026
Alternatives Development	Nov 2026-Jan 2027	74	Alternatives Screening Complete	Feb. 15, 2027
Hydraulic Evaluations of Alternatives	Dec 2026-Feb 2027	78	Preferred Alternative / Phase 1 Concept	Mar. 31, 2027
Environmental / Permitting Screening	Jan-Feb 2027	28	Draft PER Submitted	May 15, 2027
Preliminary Routing / Concept Layouts	Feb-Mar 2027	62	Comment Resolution Complete	June 30, 2027
Planning-Level Cost Estimates	Mar 2027	32	Final PER Submitted	Oct. 15, 2027
Phase I Implementation Strategy	Mar-Apr 2027	28		
Draft PER Preparation	Apr-May 2027	105		
Draft PER Review / Comment Resolution	May-Jun 2027	36		
Revisions / Coordination / Final PER Preparation	Jul-Sep 2027	60		
Final PER Submission	Oct 2027	14		
Grant Compliance / Meetings / Reporting	Jul 2026-Oct 2027	57		

860
Estimated
Total Hours



Schedule and anticipated man-hours are planning-level estimates prepared for SOQ Purposes. This exhibit reflects an estimated total level of effort of 860 man-hours.

References



Mike Matthews – Assistant County Manager, Edgecombe County

(252) 823-7387 | michaelmatthews@edgecombeco.com
201 Saint Andrew Street, Tarboro, NC 27886

Wooten has served as a long-term technical partner to Edgecombe County in planning, modeling, and implementing countywide water infrastructure improvements supported by multiple source systems, including Rocky Mount and Tarboro. That experience has helped position the County's six water and sewer districts to serve rural residents, commercial users, institutions, and major industrial growth opportunities, including the Kingsboro Megasite.

Jonathan Boone – Deputy County Manager, Nash County

(252) 462-2436 | Jonathan.Boone@nashcountync.gov
120 W. Washington St., Suite 2004, Nashville, NC 27856

Wooten has helped Nash County move from systemwide utility planning and hydraulic modeling into active implementation, with Central and Northern Nash County representing clear examples of planning efforts transformed into operating public infrastructure. Through that work, Wooten has supported the County's ability to serve rural customers while also positioning the system for commercial, institutional, and industrial growth.

Chuck Smithwick – District Manager, CMSD

(252) 524-5584 | cmsd100@embarqmail.com
P. O. Box 477, Grifton, NC 28530-0477

Although CMSD is a sewer-only utility, Wooten has supported the District with system modeling and long-range planning for a regional conveyance system that receives flow from three municipalities and transports it to a central wastewater treatment plant. That work reflects Wooten's ability to help utility clients evaluate existing capacity, anticipate future demands, and plan infrastructure improvements that stay ahead of regional growth.

Bob Walker – Executive Director, Brunswick Regional Water & Sewer H2GO

(910) 371-9949 | bob.walker@h2gonc.gov
P.O. Box 2230, Leland, NC 28451

Wooten has assisted H2GO Regional Authority with water treatment and distribution system modeling and planning in one of the fastest-growing regions in North Carolina. Our work has helped the Authority evaluate system improvements in a way that accounts for both current service obligations and the pace of ongoing private development.

Ryan Preble – County Manager, Franklin County

(919) 496-5994 | rpreble@franklincountync.gov
113 Market Street, Louisburg, NC 27549

Wooten has assisted Franklin County with systemwide water distribution modeling to better understand existing system performance and plan for future utility needs across a growing service area. That effort has helped support sound decision-making for residential growth, commercial development, institutional facilities, and emerging industrial opportunities.

Jay Murray – Project Manager, Town of Benson

(919) 894-3553 | jmurray@townofbenson.com
303 E. Church Street, Benson, NC 27504

Wooten has supported the Town of Benson with water distribution system modeling as a practical tool for evaluating current capacity and planning improvements that align with continued community growth. This work has helped the Town prepare for expanding residential demand while also supporting commercial, institutional, and industrial development needs.

Ted Credle – Director of Public Utilities, Town of Smithfield

(919) 934-2798 | ted.credle@smithfield-nc.com
350 East Market Street, Smithfield, NC 27577

Wooten has assisted the Town of Smithfield with systemwide water distribution modeling to support informed planning for both near-term improvements and long-term growth. That effort has helped the Town evaluate how its water system can continue to serve established users while accommodating additional residential, commercial, institutional, and industrial demand.

ATTACHMENT #1

RFQ Acknowledgement and Signature Form

**RFQ No.: 26-25, For Professional Engineering Services Related to
the Water Service Due Diligence Preliminary Engineering Report of the
Pitt County Megasite North Development**

The undersigned having carefully examined the location of the proposed work, the local conditions of the place where the work is to be done, the Invitation, the General Conditions, the Specifications and all of the documents for this project, proposes to enter into a contract with Greenville Utilities Commission in Greenville North Carolina perform the work listed in this RFQ, including all of its component parts, and to furnish any and all required labor, materials, equipment, insurance, bonding, taxes, transportation and services required for this project in strict conformity with the plans and specifications prepared, including any Addenda, within the time specified.

Addendum Acknowledgement:

The following addendum (addenda) is (are) acknowledged in this RFQ: I & II

Acknowledgement and Signature:

1. No submittal is valid unless signed in ink by the person authorized to make the submittal.
2. I have carefully read, understand and agree to the terms and conditions on all pages of this RFQ. The undersigned agrees to furnish the services stipulated in this RFQ.

Respondent's Name and Title: The Wooten Company
Company Name: _____

Address: 418 Evans St., Suite 201, Greenville, NC 27858 Telephone: _____

Email: bjohnson@thewootencompany.com

Contractor License # (if applicable): N/

Fax: (252) 757-3221

Cell Number: (919) 612-6227

Expiration Date: _____

Federal Tax Identification Number: 56-0509703

Authorized Signature:  Date: 6/9/2026

ATTACHMENT #3

Letter of Compliance to E-Verify for Greenville Utilities Commission

1. I have submitted a RFQ for contract or desire to enter into a contract with the Greenville Utilities Commission;
2. As part of my duties and responsibilities pursuant to said RFQ and/or contract, I affirm that I am aware of and in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):
3. X After hiring an employee to work in the United States I verify the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or
4. _____ I employ less than twenty-five (25) employees in the State of North Carolina.
5. As part of my duties and responsibilities pursuant to said RFQ and/or contract, I affirm that to the best of my knowledge and subcontractors employed as a part of this RFQ and/or contract, are in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):
6. X After hiring an employee to work in the United States the subcontractor verifies the work authorization of said employee through E-Verify and retains the record of the verification of work authorization while the employee is employed and for one year thereafter; or
7. _____ Employ less than twenty-five (25) employees in the State of North Carolina. Specify subcontractor: _____

The Wooten Company (Company Name)

By: W. Brian Johnson, PE (Typed Name)

W. Brian Johnson (Authorized Signatory)

Vice President (Title)

6/9/2026 (Date)

It is certified that this Proposal/RFQ is made in good faith and without collusion or connection with any other person submitting a proposal on these services. It is also certified that this proposal is made in good faith and without collusion or connection with any GUC employee(s).

Firm Name The Wooten Company Phone (252) 757-1096

Address 418 Evans St., Suite 201

City Greenville State NC Zip Code 27858

Fax (252) 757-3221 E-Mail bjohnson@thewootencompany.com

Authorized Official W. Brian Johnson, PE Title Vice President
Typed Name



Date 6/9/2026

Signature

**Your submittal should be received no later than
June 9, 2026 at 2:00 pm (EDT).**

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