

Brandon Crace

From: Wayne Morgan
Sent: Monday, November 27, 2017 12:21 PM
To: Marie Prezioso; Leanna Smith-Atkinson
Cc: Sheila Miller; Tim Keegan; Brian Blackwell; Lisa Williams
Subject: FW: Ranson Sewer Funding Application for ROXUL
Attachments: Ranson Sewer Funding Application Package 2017-11-10.pdf

Marie & Leanna – looks like we will be issuing a binding commitment for Roxul (Danish Rockwool insulation factory) in Jefferson County via economic development funds on December 6th (Ranson sewer loan and Jefferson County EDA water loan – see e-mail exchange with Todd Hooker below and PER for sewer Project attached). I would propose we have DEP review sewer and Health Dept. water after the fact to identify any issues (similar to Martinsburg). Since economic development funds are not required to follow the sewer and water IJDC process (required by legislation), I do not think this will be an issue. However, I would propose to have a number & budget in the system to track draws (one version of the truth) which will address Ann Urling’s desire to have tracking of economic development projects (at least for sewer and water projects). If you have a different opinion, let me know.

Sheila & Leanna – do we want an E# and a S (sewer) & W (water) #, or just an E#? I think having just an E# is best if Leanna can make work in the system.

Thanks,

Wayne D. Morgan, P.E., MBA

Executive Director

**West Virginia Infrastructure &
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Email: wmorgan@wvwdc.org

From: Wayne Morgan
Sent: Monday, November 27, 2017 11:58 AM
To: 'Hooker, Todd E'
Cc: Warner, David A; Tim Keegan
Subject: RE: Ranson Sewer Funding Application for ROXUL

Todd – do you have a Preliminary Engineering Report for the water being completed via Jefferson County EDA or should I get a hold of Lee Snyder at JUI to get a copy?

Thanks,

Wayne

304 989 3232

From: Hooker, Todd E [<mailto:Todd.E.Hooker@wv.gov>]
Sent: Monday, November 27, 2017 10:55 AM
To: Wayne Morgan
Cc: Warner, David A; Tim Keegan
Subject: RE: Ranson Sewer Funding Application for ROXUL

No problem on meeting with Ann. We may run the water loan as well.



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Todd E. Hooker

Deputy Director, Business and Industrial Development
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From: Wayne Morgan [<mailto:wmorgan@wvwdc.org>]
Sent: Monday, November 27, 2017 10:54 AM
To: Hooker, Todd E <Todd.E.Hooker@wv.gov>
Cc: Warner, David A <David.A.Warner@wv.gov>; Tim Keegan <tkeegan@wvwdc.org>
Subject: RE: Ranson Sewer Funding Application for ROXUL

Todd – in response to your e-mail below, we are having a discussion tomorrow on contingencies related to Princeton/Oakvale Road PSD Sewer Project for the I-77 Exit 9 area at the Funding Committee meeting, and I will respond to your e-mail tomorrow evening, after the Funding Committee meeting, so you can prepare letter for IJDC Council loan approval. Is this the only item for the December 6th meeting? As you and David know, Ann Urling has an interest in these loans and may want a meeting on this Project when we prepare the loan commitment letter(s).

Thanks,
Wayne D. Morgan, P.E., MBA
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From: Hooker, Todd E [<mailto:Todd.E.Hooker@wv.gov>]
Sent: Monday, November 27, 2017 10:37 AM
To: Wayne Morgan
Cc: Warner, David A
Subject: FW: Ranson Sewer Funding Application for ROXUL

Wayne,

I've attached the PER that Ranson's consulting engineer has provided regarding the sewer costs. Part of the difference is that there project planning contingency line item is double what IJDC will normally consider. Can you confirm that for me?

My inclination is to get the loan approved in December minus the extra contingency funds so that everyone can get started on design and stick to the schedule. The consultant and the City are further working to see if there additional cost savings that can be realized. I would appreciate your thoughts on this.

Thanks!
Todd



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From: Melany Alliston-Brick [<mailto:malliston@tooledesign.com>]

Sent: Monday, November 13, 2017 1:16 PM

To: Hooker, Todd E <Todd.E.Hooker@wv.gov>

Cc: Andy Blake <ABlake@ransonwv.us>; Edward Erfurt <eerfurt@ransonwv.us>; Matt Piepenburg <MPiepenburg@ransonwv.us>

Subject: Ranson Sewer Funding Application for ROXUL

Todd,

Attached is the sewer funding package for the ROXUL project. I will send the water version separately due to the size of the files. We will work on getting final signatures this week.

The sewer portion came in at approximately \$9.7 million, and the water at \$4.5 million. We used RS Means as the basis of the cost estimate, and did not calculate based on prevailing wage rates. We can set up a conference call with the City to discuss the costs, but In part, we believe that prior cost estimates only considered the cost of the utilities to the point where they crossed under the CSX railroad and entered the property. In reality, those lines extend along the new roadway, and enter the ROXUL site near the main entrance, resulting in another ½ mile each of sewer and water piping. In addition, preliminary indications are that the sewer pump station will better serve the remainder of the Jefferson Orchards (JO) property if it is located at the lowest point near the eastern edge of the JO property (though the analysis is still ongoing). This adds approximately ½ mile of additional length to the route, but requires both ½ mile of gravity line to connect ROXUL and ½ mile of forcemain to pump to the main line along Route 9 and 115.

Melany Alliston-Brick, P.E.

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