

# Agenda

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## *Town of Fairview*



### Agenda

Town Council Special Meeting

May 23, 2016

7:00 pm

*(Meeting to be held at the Old Fairview School)*

**1. Call the meeting to order: ---Mayor Thomas**

Invocation  
Pledge of Allegiance

**2. Approve** contract with Eagle Wood Inc. for park construction and authorize Mayor Thomas to sign the contract --- Jerry Clontz

**3. Approve** contract Design Amendment #2 with Alfred Benesch in the amount of \$9,700 --- Jerry Clontz

**4. Adjournment**

**From:** Ashbaugh, Jeff [<mailto:JAshbaugh@benesch.com>]  
**Sent:** Thursday, May 19, 2016 10:37 AM  
**To:** Ed Humphries  
**Subject:** FW: Fairview Park Negotiations

Please see Eaglewood's comments in the email below:

\*FYI-Eaglewood's bid was \$238,399.30 less than the next bidder. They have left a lot of money on the table. Based on Rick's email Eaglewood will honor the \$5,000 credit. With that said Eaglewood's bid shows they already "sharpened their pencil" during the bid period.

With that said here is an itemization of a potential contract award based on the original bid:

Original Base Bid: \$1,213,029.00

\*Optional Credit: \$5,000

Revised Base Bid: \$1,208,029

General Contingency: \$60,651.45

Electrical Allowance: \$6,000

Construction Testing Allowance: \$2,000

UP-A (conduit): \$7,500

Total Revised Contract Price (with optional credit):\$1,284,180.45

Total Revised Contract Price (without optional credit):1,289, 180.45

Please let me know if you have any additional questions.

Jeff Ashbaugh, PLA | Senior Project Manager  
Alfred Benesch & Company  
P 704-521-9880 / Direct: 704-943-3171

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**From:** Rick Eagle [<mailto:reagle@eaglewoodinc.com>]  
**Sent:** Thursday, May 19, 2016 10:01 AM  
**To:** Ashbaugh, Jeff <[JAshbaugh@benesch.com](mailto:JAshbaugh@benesch.com)>  
**Subject:** RE: Fairview Park Negotiations

Jeff,

As I said at the meeting, I would prefer to move forward with the bid price and try to help them with some savings during the project, however, if you think \$5,000 will make the entire project move forward, we would be willing to do that. Just be glad you are not dealing with the 2<sup>nd</sup> bidder. I doubt Pudella would be a generous.

Thanks,

Rick Eagle



**EAGLE WOOD, INC.**

7680 Townsend Drive • P.O. Box 1046 • Denver, N.C. 28037-1046 • Telephone (704) 483-5853

May 2, 2016

Alfred Benesch & Company  
2320 West Morehead St.  
Charlotte, NC 28208  
Attn.: Mr. Jeff Ashbaugh

Re: Credit for Fairview Park, Fairview, NC

Dear Mr. Ashbaugh,

Please find below the revised pricing based on our meeting with the Town of Fairview on May 17, 2016. Once you have had a chance to review the line items please let us know if you have any questions or comments.

Temporary Construction Sign	1	LS	\$ 452.00	Credit
Reduce Stairs from 8' to 5' Wide	1	LS	\$ 1,200.00	Credit
Twin 15" RCP Culvert for 8' x 24' Board Walk	24	LF	\$ 10,000.00	Credit
Reduce Sidewalk to 5' Wide (4" Thick)	311	SY	\$ 9,104.00	Credit
Reduce Sidewalk to 5' Wide at Playground	186	SY	\$ 6,336.00	Credit
Delete Paving in Parking Lot	1219	SY	\$ 12,336.00	Credit
Add 4 Concrete Parking Spaces	60	SY	\$ (2,400.00)	Add
Change Sod to Seed in BMPs	3350	SF	\$ 1,068.00	Credit
Eliminate Landscaping Items	1	LS	\$ 3,546.00	Credit
Eliminate Entrance Gate	1	LS	\$ 2,000.00	Credit
Eliminate Park Sign	1	LS	\$20,624.06	Credit
Reduce Site Amenities by 1 grill and two tables	1	LS	\$ 5,039.24	Credit
	Total		\$ 69,845.30	Credit
Remove Landscaping/Seed/Sod/Seeding Complete	1	LS	\$ 15,055.00	Credit
Asphalt Paved Parking Space vs. Concrete	1	LS	\$ 1,170.00	Credit
(Deduct from Conc. Above)				

Original Base Bid	\$ 1,213,029.00
Credit	\$ 69,845.30
Revised Base Bid	\$ 1,143,183.70
5% Contingency	\$ 57,159.00
Electrical Allowance	\$ 6,000
Construction Testing Allowance	\$ 2,000
UP-A	\$ 7,500
Total Revised Contract Price	\$ 1,215,842.70

Sincerely,

Jason Schultz  
Project Manager/Estimator



Alfred Benesch & Company  
2320 West Morehead Street  
Charlotte, NC 28208  
www.benesch.com  
P 704-521-9880  
F 704-521-8955

May 3, 2016

Mr. Jerry Clontz  
Town of Fairview  
7400 Concord Highway  
Monroe, NC 28110

RE: Fairview Park  
Design Amendment 2

Dear Jerry:

The Town of Fairview contracted with Benesch for professional services for the development of Fairview Park. The Town also approved amendment 1 for additional services generally related to design of road improvements in Highway 601 and a storm water quality and detention facility. Additional compensation is being requested (Amendment 2) to cover the extra time spent during the permitting and bidding phase of the project.

The following additional work was needed:

- Additional plan revisions requested by NCDOT.
- Additional re-submittal of plans to NCDOT. Four cycles of submittals were needed to gain approval. The original agreement only included two cycles of submittals.
- Preparation and execution of an encroachment agreement (EA). Only a driveway permit was anticipated in the original agreement. This type of EA is needed for projects requiring improvements inside the NCDOT right of way.
- Additional plan revisions requested by Union County for approval of both on-site domestic water line and relocation of the water main in Highway 601.
- Additional re-submittal of plan to Union County for utility review. Six cycles of submittals were required for approval. The original agreement only included two cycles of submittals.
- Additional time was spent re-bidding the project. As a result of the current bid climate, there were not enough bidders to open bids at the initial bid opening. Benesch facilitated the bid process a second time. Additional time consisted of preparing a rebid advertisement, coordinating ad placement, reaching out to potential bidders a second time, responding to questions, issuing another addendum, leading a second bid opening, and other tasks relating to bidding services.

The compensation for the additional work is **\$9,700**.

In terms of payment, we have already invoiced the extra time against the Construction Administration line item on our invoices.

However, until this Amendment 2 is approved, there is no remaining fee to cover construction administration services.



Hopefully the Town will accept Eaglewood's bid in the near future and construction will begin soon. In the event the Town decides to proceed and needs our help, this amendment restores/funds the construction administration services needed for the project.

Additionally, the Town has the option to manage the construction phase using Town staff. With this scenario, this Amendment 2 will not be needed. Please let me know if the Town prefers this option.

On the other hand, if the Town does decide to move forward with the project and also decides for Benesch to assist the Town with construction administration services under the terms explained in this amendment, please indicate by signing below and returning a copy for our records.

Please let me know if you have any questions.

Sincerely,

ALFRED BENESCH & COMPANY

A handwritten signature in black ink, appearing to read "Jeff Ashbaugh".

Jeff Ashbaugh, PLA  
Senior Project Manager

A handwritten signature in black ink, appearing to read "Phillip E. Hobbs".

Phillip E. Hobbs, PLA, LEED® AP  
Vice President, North Carolina Division Manager

**AGREEMENT AND AUTHORIZATION TO PROCEED WITH THE SCOPE OF WORK INDICATED ABOVE.**

\_\_\_\_\_  
**Town of Fairview**

\_\_\_\_\_  
**Date**

CC: Ed Humphries