



**PINEVILLE TOWN COUNCIL WORK SESSION AGENDA
PINEVILLE TELECOMMUNICATIONS OFFICE
118 COLLEGE ST., PINEVILLE, NORTH CAROLINA
MONDAY, JULY 23, 2018 -- 6:00 P.M.**

- 1) Call Meeting To Order:**
- 2) Discussion Items:**
 - A. Discussion of Splash Pad** *(Ryan Spitzer)* Discussion of bid results and next steps.
- 3) Closed Session - Discussion of matters pursuant to NCGS 143-318.11(5 & 6).**
 - A. Property Swap**
 - B. Street Widening**
 - C. Personnel**
- 4) Adjourn:**

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 7/20/2018

Re: Splash Pad

Overview:

The Town received three bids for the construction of the splash pad and corresponding bathroom. The low bid was from Fairwood Construction at \$400,895 including the alternate seat wall instead of three metal benches. This bid equates to \$82,894.60 over the estimate.

As stated before, after speaking with the engineer after the bid opening he is seeing that all the projects he is working on in other municipalities in the area are coming in about \$100k over budget. In fact, Benesch's recent bids have come in anywhere from \$50,000 over to \$250,000 over. This is due to: 1. market conditions in the 6 months since the budget estimate was done, 2. There is plenty of construction work in the area, and 3. The increased price of materials (concrete, asphalt, and steel) due to political uncertainty and the decrease in supply of materials.

The Town did budget some money in the current budget to combat these higher than anticipated costs. We budgeted \$20,000 for new equipment at the splash pad as-well-as \$100,000 for concrete work. Some of the \$100,000 can be used on the splash pad. All of the \$20,000 can be diverted to the splash pad instead of purchasing the new equipment.

Attachments:

Estimated Cost Sheet
Fairwood Construction Bid

Recommendation:



Project Name: Pineville Lake Park - Splash Pad
Project Address: 1000 Johnston Drive, Pineville, North Carolina
Owner/Agent: Town of Pineville
Architect: Alfred Benesch & Company, Inc.
Revision Number: 0
Estimated Schedule: 4 Months

Description		Amounts:	
1	GENERAL CONDITIONS	\$	34,199.00
2	SITE PREPARATION, CLEARING, GRADING, SEEDING	\$	39,832.00
3	UTILITIES	\$	43,859.00
4	FENCES AND GATES	\$	14,467.00
6	RESTROOM BUILDING	\$	150,123.00
7	CONCRETE	\$	32,690.00
8	SITE FURNISHINGS	\$	6,613.00
Sub Total:		\$	321,783.00
Overhead and Sales Tax:			\$14,429.00
Building Permit:			\$2,750.00
Subcontractor Liability Insurance:			\$866.00
Builder's Risk Insurance:			\$449.00
Fee:			\$22,117.00
Payment and Performance Bond:			\$9,060.00
Project Total:		\$	371,454.00
Testing Allowance			\$5,000.00
Contingency:			\$18,573.00
Total:			\$395,027.00
Alternates			
1 Seat Wall Alternate		ADD	\$ 5,868.00
		Alternate Total:	\$ 5,868.00
		Base Bid Total:	\$ 395,027.00
		Base Bid Including Alternates Total:	\$ 400,895.00
Fairwood Construction 114 Fairwood Avenue Charlotte NC, 28203		704-376-2218	

Lake Park Splashpad
Pineville, North Carolina
Order of Magnitude Budget Estimate
Prepared 11/27/2017
Based on Conceptual Site Plan dated 11/20/2017

Item	Cost
Clearing/Demolition	\$4,200.00
Grading/ Erosion Control	\$31,683.50
Storm Drainage	\$4,090.00
Parking Improvements	\$2,800.00
Sidewalks /Trails	\$17,292.00
Utilities	\$28,230.00
Park Structures	\$465,000.00
Park Furnishings and Amenities	\$7,200.00
Landscape	\$1,868.10
Probable Sub-Contractor Budget	\$562,363.60
Contractor Overhead, Profit, and General Conditions (10%+/-)	\$56,236.36
Probable Total Construction Budget (Without Contingency)	\$618,599.96
Design Fees, Permits, Survey, Geotechnical (10%+/-)	\$4,500.00
General Contingency (10%+/-)	\$61,860.00
Total additional fee items and contingency	\$66,360.00
Probable Total Budget (including additional fees and contingency)	\$684,959.96

Note: This estimate has been prepared based on the elements reflected at a master planning level. General assumptions have been made on anticipated design & engineering needs that may be needed to implement the master plan elements. Upon completion of final site design, engineering splash pad design & engineering and architecture, a refined cost estimate should be prepared reflective of a complete final design. Furthermore, the above estimate is based on 2017 construction dollars and will need to be updated to reflect the time frame in which the project will be constructed.



Pinewille Lake Park									
Project Costs - March 2016									
Project Element	Unit	Unit Cost	Total Cost	Updated 11/27/2017			Updated 7/18/2018		
				Unit Cost	Total Cost	Dog Park	Splash Pad	Total Cost	
Site Prep., Demo, Grading, Landscaping, Dog Park Base	LS	\$40,000.00	\$40,000.00	\$51,500.00	\$51,500.00	\$4,500.00	\$39,832.00	\$44,332.00	
Spray Pad Features, Mechanical/Pump Equipment, Wet Deck	LS	\$200,000.00	\$200,000.00	\$300,000.00	\$300,000.00		\$310,906.00	\$310,906.00	
Retaining Wall, Shade Structure, Fencing/Gates	LS	\$65,000.00	\$65,000.00	\$7,500.00	\$7,500.00	\$24,156.03	\$14,467.00	\$38,623.03	
Site Furnishings (shower, tables, benches, trash cans)	LS	\$25,000.00	\$25,000.00	\$8,500.00	\$8,500.00		\$6,613.00	\$6,613.00	
Restrooms/Showers/Pump House w/Concrete Pad	LS	\$140,000.00	\$140,000.00	\$170,600.00	\$170,600.00		\$150,123.00	\$150,123.00	
Concrete Deck/Pavements, Walks, Parking	LS	\$74,000.00	\$74,000.00	\$28,100.00	\$28,100.00		\$32,690.00	\$32,690.00	
Utility Connections (Water/Sewer/Electric)	LS	\$58,000.00	\$58,000.00	\$35,800.00	\$35,800.00	\$4,000.00	\$43,859.00	\$47,859.00	
PARTF Sign	LS	\$150.00	\$150.00	\$150.00	\$150.00		\$150.00	\$150.00	
Seat Wall (alternate #1)	LS						\$5,868.00	\$5,868.00	
Costs to Develop the Project			\$602,150.00		\$602,150.00			\$637,164.03	
Contingency (Fairwood's Portion Only)	5%		\$30,107.50		\$30,107.50			\$18,573.00	
Construction Testing Allowance							\$5,000.00	\$5,000.00	
Bone Mobilization/General Conditions (Fairwood's Portion Only)	10%		\$60,215.00		\$60,215.00		\$83,870.00	\$83,870.00	
Design & Engineering	4%		\$30,447.50		\$30,447.50			\$30,447.50	
Total Project Cost			\$722,920.00		\$722,920.00			\$775,054.53	
Total PARTF Grant Request			\$361,460.00		\$361,460.00			\$361,460.00	
Total Local Match			\$361,460.00		\$361,460.00			\$413,594.53	

**Splash Pad/ Dog Park
As of July 18, 2018
(Including Splash Pad Bid)**

	Original Budget	Revised Budget	Actual Dog Park	Bid Splash Pad	Remaining Balance
A. Site prep, Demo, Grading, Landscaping, Dog Park Base (Splash Pad/Dog Park)	\$ 40,000.00	\$ 37,374.60	\$ 4,500.00	\$ 39,832.00	\$ (6,957.40)
B. Spray Feature (6-8), Mechanical/pump equipment	189,698.00	294,000.00		310,906.00	(16,906.00)
C. Retaining Wall, Shade Structure, Fencing/gates	60,000.00	33,156.03	24,156.03	14,467.00	(5,467.00)
D. Site Furnishings (seat walls, tables, benches, trash cans, etc.	25,000.00	10,300.00		6,613.00	3,687.00
E. Restrooms/showers/Pump House	140,000.00	141,150.00		150,123.00	(8,973.00)
F. Concrete Deck/Pavements, Walks, Parking	69,000.00	20,488.00		32,690.00	(12,202.00)
G. Utility Connections (water/sewer)	58,000.00	40,578.00	4,000.00	43,859.00	(7,281.00)
H. Bone Mobilization and General Conditions	44,615.00	44,351.25		83,870.00	(39,518.75)
I. Contingencies	28,307.00	34,437.09		18,573.00	15,864.09
J. Part F Sign	150.00	150.00			150.00
K. Engineering/Professional Services	68,150.00	68,150.00		59,425.54	8,724.46
Total	\$ 722,920.00	\$ 724,134.97	\$ 32,656.03	\$ 760,358.54	\$ (68,879.60)
Part F Reimbursement	\$ 793,014.57				
Additional Town Expenditures (unreimbursed) (Survey fees, Relocate fence, Sidewalk)			\$ 10,725.00		
Construction Testing Allowance Alt. #1 - Seat Wall Benesch Amendment #2				5,000.00 5,868.00 3,100.00	
				\$ 774,326.54	\$ (82,847.60)