

## Jim Palenick

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**From:** Jim Palenick [jpalenick@dallasnc.net]  
**Sent:** Friday, January 24, 2014 1:48 PM  
**To:** 'Rick Coleman'; 'huggybarber@att.net'; 'hoylewithers@yahoo.com'; 'jjerryc2@att.net'; 'jcmalker@gmail.com'; 'ronniemorrow@att.net'  
**Cc:** 'Maria Stroupe'; 'Gary Buckner'; 'Steve Lambert'; 'David Kahler'; 'Doug Huffman'; 'Bill Trudnak'; 'amartin@dallasnc.net'; 'J. Thomas Hunn'  
**Subject:** Town Manager's Report (#61)  
**Attachments:** Courthouse VE.pdf

Mayor & Board of Aldermen(Women):

Please accept the following as the **Town Manager's Report for the Week-ended, Friday January 24, 2014:**

- A meeting was held on Thursday morning with the Town's Architect for the Courthouse building renovation (Ellen Harris), along with multiple representatives of Rehab Builders, the chosen general contractor for the project, in order to pursue consensus agreement on how we could "value engineer" approximately \$55,000 from Rehab's low bid of \$914, 884, in order to get our total project cost down to the approved, and budgeted-funds-on-hand amount of \$860,000. The idea was that we could identify some areas for savings without materially impacting the project. This concept proved correct. As detailed in the Addendum produced by Ms. Harris and attached, we were able to quickly identify and agree on a minimum of \$59,000 in net project savings, which will bring our "base" construction contract cost down to \$855,884.00 consistent with Board approval. In addition, further savings could yet be realized if, following some further research currently underway, we choose to make the changes listed on page 2 of the Addendum. None of these will be pursued for purely economic reasons, but rather only if they are seen as actually equal to or better than what had been originally specified in the bid plans. We are very comfortable in moving forward and, as such, the contract is being finalized and will be executed promptly allowing the contractor to begin in early February as planned.
- We are working on several Budget amendments which will appear for approval on the February 11<sup>th</sup> Board Meeting. Primary among these are the ones which will properly document and facilitate the already-Board-approved change-order to the Water-line improvement project adding Gaston Avenue, as well as one which will reflect the current status of work on the new electric substation, including purchase of the large transformers. Also, we need to add the replacement utility vehicle for Parks and Recreation in light of the unit that was stolen, as well as the parks equipment storage building switch from a small, temporary shed to a permanent "stick-built" facility. Each will be fully explained and presented both in the packet and at the meeting.
- The Mayor and I met with the developer of the Alder Ridge subdivision this week to hear of his plans to begin a slow, modest re-start to the building of homes therein. Specifically, they have designed a new, one-story, patio-style home aimed at adult actives which appears quite attractive and should be well-received by the market. Also, we had preliminary discussions about potentially adding an approximate 500-foot "loop" to the water system linking the development to the new Gaston Avenue line near Robinson-Clemmer Road. In this regard, we will have our engineer price the improvement then discuss with the developer exactly who will pay for it and how.
- Since we are still working through the installation of the new GIS/reader board-programming computer and going through software training, we have temporarily turned the new electronic reader board sign off until we can properly program it in the desired manner. These efforts should take no more than two weeks. We also need to develop a policy for advertising and use of the sign before we begin intense use. Hopefully, we can review something by the March Board Meeting.
- For some reason, the FY2013 Town Audit has been unduly delayed versus past years. I am meeting with the Auditor this afternoon to try and determine exactly why and to get assurance that such delays will not reoccur. We are actually overdue with several state-required financial reports dependent upon a completed audit because of these delays.

- The Dallas Historic Courthouse Foundation Board Meets Monday evening (January 27<sup>th</sup>) at 6:00 p.m. at the Fire Hall. One of the items of business to be discussed will be this year's participation in Run For the Money. Public Works Director Bill Trudnak is running on behalf of the Foundation and is seeking sponsorships/donations. Town employees, as a group, have already contributed and all monies raised will be matched to some degree by the Gaston Community Foundation. Anyone who wishes to contribute can see me, Bill Trudnak, or Charlotte Jenkins. All contributions are tax-deductible.

Thank You,

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### ADDENDUM No. 5

PROJECT: Historic Gaston County Courthouse (Dallas Courthouse)

DATE: January 23, 2014

TO: Rehab Builders, Inc.

The following items revise or clarify the project documents dated August 27, 2007 and previous addenda. Costs to the contract price provided by Rehab Builders.

Item	Reference	Description	Cost
The following items have been accepted:			
1	Asbestos Abatement	Plaster at the 2nd floor does not need abatement.	\$ -10,000
2	Lead Paint Abatement	Existing windows to be fixed in place; requiring less abatement.	-4,000
3	Generator	Town to provide generator.	-25,000
4	Window Restoration	Scope revision - fixed windows, treat only new cuts with preservative, and remove existing paint to sound substrate only.	-9,200
5	Roofing	Specification revision to use 7/16" OSB underlayment; Mid-States Quick Stick underlayment in lieu of plywood and Grace Ice and Water Shield	-4,800
6	Elevator	Use Thyssen-Krupp Elevator with car riding lantern in lieu of hall lantern	-1,300
7	Elevator Shaft	Wood frame with 2 hour rated shaft in lieu of CMU.	-2,200
8	Framing	Use wood framing and furring in lieu of metal; contact with masonry and concrete to be pressure treated lumber.	-3,500
9	Door Hardware	Change to Hager Grade 1 in lieu of Sargent specified. Finish to be US 10B in lieu of 20D.	-3,200
10	Steel	Reduce amount of steel required at stair	-3,500
11	Gutters and downspouts	6" white 1/2 round gutters with 4" plain round downspouts lieu of 7" and 5"	-1,300
12	Shutters	Add 5 pairs of shutters to stair tower	+9,000
Total savings from the bid amount:			\$ -59,000
Base construction agreement amount: \$855,884.00			

The following items are under consideration and, if accepted, will be change orders to the agreement

13	2nd floor plaster walls	Skim coat or gypsum board overlay in lieu of plaster repair	TBD
14	Data	Wi-fi in lieu of hardwired data	TBD
15	Front stair repair	Repair stone steps in place in lieu of removal and resetting.	TBD
16	Wood floor - 2nd floor	Repair and refinish wood floor in Entry and Community Room in lieu of plywood and carpet tiles (sample to be installed for consideration)	-4,000
17	Finishes	Ceramic tile and carpet tile selections to be reviewed	TBD

CC: Jim Palenick, Town of Dallas