

Jim Palenick

From: Jim Palenick <jpalenick@dallasnc.net>
Sent: Friday, February 27, 2015 4:21 PM
To: 'Rick Coleman'; 'ronniemorrow@att.net'; 'hoylewithers@yahoo.com'; 'huggybarber@att.net'; 'jjerryc2@att.net'; 'sdmalker@gmail.com'
Cc: 'Maria Stroupe'; 'gbuckner@dallasnc.net'; 'Steve Lambert'; 'Bill Trudnak'; 'Doug Huffman'; 'J Kiser'; 'A Martin'; 'J. Thomas Hunn'
Subject: Town Manager's Weekly Report (#111)
Attachments: Attachment CDBG Update; Jagers Change Order.pdf

Mayor & Board of Aldermen(Women):

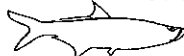
Please accept the following as the **Town Manager's Weekly Report for the Week-Ended, February 27, 2015.**

- Attached is an update from our contracted civil engineer/contract administrator for the Phase IV (CDBG) portion of the Waterline replacement project. You will see that weather has slowed us down in recent weeks, but the project is nonetheless nearing completion and still on track to be fully closed out by the Grant Deadline of March 25th. Our last progress meeting will be held on March 19th and, at that time we will review all of the final documentation and tie up any loose ends. Sometime near the deadline, it is expected that representatives of the Commerce Department will perform an on-site monitoring visit to assure overall compliance as well. The non-CDBG Phases I, II, and III are all rapidly coming to a close also and should be completed near the end of March.
- But for the weather, the Jagers Park project would also likely be complete. We have, however, now gotten the final necessary building permit for the picnic shelter (having had to get multiple signed and sealed engineering documentation and plan sets to the County) and the Change Order first-signed to add the picnic shelter slab construction and building erection to the Tarpon General contract has now been revised (copy attached) to adjust for the cost of adding re-bar footer cages to the slab foundation. Prior to receiving the engineered drawings from the Manufacturer required for the building permit, this feature was unknown and therefore not bid with the original contract change order. In any event, as soon as the weather allows, Tarpon will be in to fully complete all remaining work on the shelter as well as any remaining punch-list items.
- I have solicited quotes from Site Solutions (Benesch) for the complete schematic design, production of engineering drawings, bidding, and construction administration for the Trade Street Parking lot/plaza walkway project and that all-inclusive cost came back as \$29,900.00. I will be budgeting this work in the proposed FY2015-16 Budget document which, if approved, can then begin in July assuming all land acquisition is complete at that time. I also asked this same firm (who have completed the Jagers Park design work as well as the preliminary design and cost estimates for the Town Square Plaza upgrades) to quote a similar scope of work for the Phase IV outdoor plaza/walkway/gazebo upgrade project and that cost was quoted as \$25,700, which includes \$7,700 for architectural support services for Harris Architects related to the proposed Gazebo expansion-design.
- The Opera Carolina performance at the Courthouse last Friday drew 185 total attendees, and by all accounts was very successful and well-received. Because it was so well attended, the Opera group may return again in the future for similar satellite events.
- This week we received written notice from Cricket Wireless of their desire to exercise the next, 6-month term to their new lease for their cell site on the water tower. Such extension will commence June 28, 2015 and extend through December 31, 2015. They would also have the right to an additional 6-month extension beyond that – carrying through June 28th, 2016.

- The March 10th Board Meeting will include action items for the Contract Awards for both the comprehensive medical health care coverage for Town employees, as well as the ancillary package of voluntary, employee-paid benefits. We have now received the renewal rates, as well as alternate quotes for such coverages and I am very pleased to be able to state that the Renewal of our United Health Care Heritage plan came in with only a 5%, year-over-year premium increase; so, as a result, we can not only maintain the same identical program of benefits, but also recommend that the Town deposit \$1,200.00 into each covered employee's HSA account. As such, I will be recommending awarding the renewal to Lake Norman Benefits and approving the \$1200 HSA contributions. Also, Lake Norman provided us quotes on the ancillary package of Life & ADD; dental, and vision coverage offered to employees and their families on a voluntary, 100%-employee-paid basis. These coverages are currently provided through the local, Penley Agency using "AlwaysCare" as the provider/carrier. Lake Norman's quotes, using Lincoln Financial for Life/ADD & dental; and Eyemed for vision, are not only substantially less than current premium costs for each coverage, but in multiple ways provide a better package of benefits. As such, I will be recommending the award of these coverages also go to Lake Norman based on the significant savings to employees.
- Also to be included on the March 10th Meeting Agenda will be an action item to potentially grant a facade improvement grant (in the maximum amount of \$5,000) as an economic incentive award under our TOP TIER program to match private sector investment proposed for exterior building improvements at the Ratchford Tire Service Building at 138 N. Gaston Ave. Our Review Committee is looking over the application and will be meeting on Monday, March 2nd to develop a recommendation for the Board.

James M. (Jim) Palenick
 Interim Town Manager
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 Dallas, NC 28034
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Tarpon Construction, Inc



521 E. Main St. ♦ Dallas, NC 28034
Phone (704) 923-8215 ♦ Fax (704) 922-6138

REQUEST FOR CHANGE ORDER #2 REVISED February 24, 2015

To: Town of Dallas
210 N. Holland St.
Dallas, NC 28034
Email: jpalenick@dallasnc.net
Project: Jagers Park Improvements
South Spargo St.
Dallas, NC 28034

Attn: Jim Palenick
Phone: 704.922.3176
704.214.1031
Fax: 704.922.4701
Architects Project Number: 3495
Tarpon Ref Number: 10530614
Date: 02/25/15

ITEM	DESCRIPTION	QUANT	UNIT	UNIT PRICE	AMOUNT
	Jagers Park Improvements				
	Change Order #2 Revised				
1	Picnic Shelter Footer Construction Rebar Cage - Provide labor, equipment and materials for picnic shelter column concrete footer rebar cage per detail A, sheet 2 dated 10.30.14 by Legacy Shelters	12.0	EA	\$ 385.00	\$ 4,620.00
2	Picnic Shelter Construction - Provide labor and equipment for picnic shelter construction per Legacy Shelter plan dated 10.30.14 - Town of Dallas to provide complete picnic shelter kit with columns, beams, roof decking, fascia and shingles along with required fasteners/hardware	1.0	LS	\$ 8,910.00	\$ 8,910.00
3	4" Concrete Picnic Shelter Slab - Provide labor, equipment and materials for 4" concrete picnic shelter slab only 46 feet by 32 feet using 3000 psi concrete with a broom finish.	1,480.0	SF	\$ 5.40	\$ 7,992.00
4	4" Concrete Park Grill Slab & Grill Installation - Provide labor, equipment and materials for 4" concrete park grill slabs measuring 4' x 5' - Provide labor and equipment for installation of park grills on completed concrete slabs - Town of Dallas to provide park grills for installation	2.0	EA	\$ 415.00	\$ 830.00
	Complete Change Order Total				\$ 22,352.00

NOTES:

- * An additional **14 (fourteen)** contract days are requested to complete the above change order.
 - * Tarpon Construction is a licensed and insured contractor in the State of North Carolina - NC License # 54813.
 - * Tarpon Construction is a certified Small Business Enterprise with the City of Charlotte - COC SBE Vendor # 8323.
- Revised price eliminates all reinforcing in 4 inch slab, turned down edges, and picnic shelter sealer.

Submitted By:
Tarpon Construction, Inc.
Ben Bumgardner



ENGINEERING
SERVICES, PA

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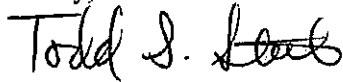
MONTHLY PROGRESS REPORT
PHASE 4 WATER DISTRIBUTION SYSTEM IMPROVEMENTS
TOWN OF DALLAS, N.C.
February 25, 2015

1. As of the close of day, on February 25, 2015, the Contractor's crews have installed all water mains, fire hydrants, and valves on the project and completed the three remaining tie-ins on Gaston Street. The preliminary seeding, erosion control, and clean-up in these areas has been done as well. Some of the asphalt and concrete repair has also been completed. The Contractor has completed the pressure testing, disinfecting, and flushing of all new water mains. All new water mains, hydrants, and valves have been certified, and approval to place the new water system into service has been given by NCDENR. One hundred water services have been replaced (40 long services and 60 short services) and those customers are now connected to the new water system. The Contractor estimates that there is going to be somewhere between 225 and 235 water services in the project. This is slightly more than the 205 services estimated in the original bid.
2. In the coming month, the Contractor is expected to finish the asphalt and concrete repairs, finish replacing water services, and to deactivate, isolate, and abandon the old water system.
3. The Town has stated that all existing water services are to be reconnected to the new mains by the Contractor, except for the five services directly across Pine Street from the school. In these five cases, the Contractor is to stub out a service line to the right-of-way at each house, and the Town will connect each service line from the right-of-way to the house.
4. Pay Requests No. 1, 2, and 3 have been approved, paid, and the Town has been reimbursed. The Contractor will most likely submit Pay Request No. 4 soon. This pay request will cover the replacement of the water services done to that point.
5. The Contractor has approximately 100% of the new water main (by linear footage) in the ground, approximately 45% of the water services completed, and his contract time is approximately 80% complete by calendar days.
6. There are several contract items that will require adjustment in unit quantities. These adjustments can be addressed by change order. These items include water services, asphalt repair, concrete repair, stone bedding, and erosion control matting.
7. The water main connections at Gaston Street (Robinson, Holland, Caroline, and Gibbs) were to be installed by another Contractor on another phase of the water projects. These interconnections were not completed in time, so it became necessary for Ralph Hodge Construction to set some additional valves and thrust blocking in order to compete the interconnections. This additional work was added to the contract in Change Order No. 3.

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8. Change Orders No. 1, 2, and 3 have been approved. Change Order No. 4 will most likely be a final adjusting change order submitted near the end of the project.
 9. The final round of employee interviews have been done. The project sign and labor posters have been displayed on-site. The certified payrolls for the first fifteen weeks have been submitted.
 10. The project is still going well. The Town has received very few complaints from residents concerning the construction activities and the work sites appear to be clean and safe. Existing utility locations have been accurate and on time.
 11. The next Progress Meeting is scheduled for Thursday, March 19, 2015 at 11:00 AM.
 12. James Luster has reminded everyone of the March 25th deadline to have this project completed and that the Department of Commerce will perform a monitoring visit near the end of the project.

Copies of this progress report will be distributed to all parties. Please review the report and let me know if you have any comments, questions, or corrections.

Sincerely,



Todd S. Steele, P.E.
Engineering Services, P.A.

Ralph Hodge Construction Company

Construction Schedule - Town of Dallas Water Distribution - Phase 4

