

TOWN OF HUDSON SPECIAL MEETING

November 5, 2020

In Attendance:

Members Present: Mayor Janet Winkler, Mayor Pro Tem, Larry Chapman, **Commissioners:** Jonathan Greer, Barry Mitchell, Jeff Link, Rick Shew and Ann Smith

Others Present: Town Manager, Rebecca Bentley, Chief of Police, Richard Blevins, Recreation Director, Chuck Raby and Town Clerk, Tammy Swanson

Call to Order:

Mayor Janet Winkler called the Special Meeting to order, and Mayor Pro Tem, Larry Chapman, led the group in the Pledge of Allegiance and opening prayer.

Janet stated that Mr. Allen Steward, who drew the plans for the press box and concession stand for our Optimist Park Project, passed away this morning. She commented that Allen also designed the expansions of both the Recreation Center and the Police Department, and his work was always on a pro bono basis. Janet commented that Allen loved being involved with projects for the community, and he will truly be missed.

Award Contract for Construction of Concession Stand/Restrooms/Press Box Building. PART F Grant: Optimist Park Redevelopment

Janet stated that we received two bids for the construction of the concession stand, restrooms and the press box at Optimist Park. The two bidders were David Seagle and Brushy Mountain Construction.

Seagle's Electrical Service Inc. 296 PLEASANT HILL RD LENOIR, NC 28645-0719 US tammyseagle@yahoo.com		Estimate			
ADDRESS TOWN OF HUDSON OPTIMIST PARK					
ESTIMATE #	DATE				
1187	10/23/2020				
DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
10/23/2020	NEW CONST.	NEW CONSTRUCTION OF OPTIMIST BATHROOMS, CONCESSION STAND AND PRESS BOX. PRICE GIVEN IS BASED ON INFORMATION PROVIDED BY THE TOWN IN BID MEETING AND THE SPECS GIVEN BY THE RECREATION DEPT. THIS IS A NOT TO EXCEED PRICE WITH A 7% CONTRACTOR FEE ON PROJECT. ANY CHANGES COULD REFLECT A HIGHER COST AT THE END OF THE PROJECT.	1	168,700.00	168,700.00
TOTAL					\$168,700.00

Verified by telephone with David Seagle @ 11:17 am 11/3/2020 this bid is cost plus not to exceed \$168,700.
Rebecca Janet Winkler



November 2, 2020

Ms. Rebecca Bentley
Town of Hudson
550 Central Street
Hudson, NC 28638

Re: Hudson Optimist Park

Ms. Bentley,

We appreciate the opportunity to quote a price in the amount of \$249,610.00 to construct the restrooms, concessions, press box building.

This quote includes the following:

- Engineering Fees
- Drawings
- Grading and storm drain relocation
- Layout and grading for the construction of the 16' x 40' structure with a 12' x 20' canopy
- Poured in place concrete footings and 4" concrete slab on grade for the basement
- Poured in place 4" concrete slab on metal decking & steel beam framing for the main floor
- 12" Masonry foundation walls laid up to the first-floor level. Colored split face block where exposed above grade, regular block below grade and where not exposed
- 8" Masonry laid up 8'-0" high on the first-floor level around the restrooms, colored split face where exposed to the exterior and regular gray 8" masonry on the interior walls of the restrooms
- Wood framed floor system 2x10's at 16" on center with 3/4" plywood for the upper floor
- All walls above the 8'-0" tall 8" masonry walls up to 12'-0" will be framed with 2x6's up to the underside of the wood framed floor. The walls framed above the wood floor system will be 2x4's.
- All interior walls that are not masonry in the concessions area will be sheetrock and covered with FRP panels. The walls on the upper level will be painted sheetrock.
- The wood framed walls will be framed at 16" on center and sheeted on the exterior with 5/8" OSB sheeting and covered with house wrap and 26-gauge prefinished metal wall panels.
- Roofing shall be prefinished standing seam 24 gauge with 6" gutters and downspouts
- Soffit and overhangs shall be covered with vinyl & aluminum trim
- Canopy over the concessions window shall be framed out of cedar post and beams and the ceiling will be T&G Pine to the underside of the roof rafters.
- Painting
- Moisture resistant lay-in ceiling
- Electrical
- Plumbing

We have included everything as listed on the Optimist Park Building Specs. We will be glad to work for you on a time and material basis not to exceed the price listed above. Should you have any questions please feel free to contact me at 828-228-1211.

Sincerely,
Brushy Mountain Builders Inc.

Rodney Green
Rodney Green

Janet discussed the project costs, and the amount of the PARTF Grant.

Project Costs

Optimist Park Redevelopment - Town of Hudson
March 2019

Project Elements (Include specific units - sizes, numbers, lengths, etc. - for each item.)	Unit	Unit Cost	Total Item Cost
Building and/or Renovating Costs			
Site Development	Lump Sum	\$62,000	\$62,000
Demolition	Lump Sum	\$23,100	\$23,100
Concessions/Press Box/Restroom Building	Lump Sum	\$174,100	\$174,100
Bleacher Renovation	Lump Sum	\$24,000	\$24,000
Pedestrian Walk Areas	Lump Sum	\$50,000	\$50,000
Field Renovation	Lump Sum	\$32,000	\$32,000

Playground	Lump Sum	\$30,000	\$30,000
12'x12' Picnic Shelter	Lump Sum	\$18,000	\$18,000
Gaming Center with Bocce and Cornhole	Lump Sum	\$6,000	\$6,000
Cost to Build or Renovate			\$419,200
Contingency for the Cost of Building / Renovating			
Contingency	5%		\$20,960
Planning and Incidental Land Acquisition Costs			
Cost of preparing the application	Lump Sum	\$5,000	\$5,000
Total Project Cost			\$445,160
Total PARTF Grant Request			\$222,580
Total Local Match			\$222,580

November 5, 2020 Special Meeting

Bids were to include cost plus, and both contractors received the same bid package.

Seagle's Electric Bid - Total \$168,700 - Janet stated that it was unclear what the bid included because it was not broken down; however, according to David Seagle, it was bid at cost plus.

Brushy Mountain's Bid - Total - \$249,610

Janet commented that the bids are hard to compare because one is very itemized, and the other one is not itemized.

Motion: (Larry Chapman/Rick Shew) to accept the bid submitted by Seagle's Electric Service.

Discussion:

Ann asked staff if they are comfortable with Seagle's Electric bid since it is not itemized.

Both Rebecca and Chuck commented that they are comfortable with the bid.

Chuck stated that he had given both bidders a very detailed list of what would be needed.

Larry stated that as Chairman of the Town's Recreation Committee, he feels they have gone through what the project needs very thoroughly, and he feels confident that the Seagle's Electric bid includes what is needed for the project.

Chuck stated that with David Seagle doing the project, we would be using a local supplier, Hibriten Building Supply, for the materials. Chuck added too that David does all of the electrical work for Redwood Park, and because he is a member of our Recreation Advisory Committee, he has the best interest of the Town at heart.

Rebecca commented that David's wife Tammy is the owner of the construction business, which makes it a minority-owned business, which is good for the project.

Vote on the Motion to award Seagle's Electric Company the bid - Unanimously approved.

Chuck stated that Judy, our representative for PARTF, has let us know that we will need to do a year update on the project. He stated that we are at around 20% complete at this point. He also stated that we have all the demolition on the building finished, with some of it repurposed. Duke Power has turned off the power, and the poles are going to be removed. He stated that we have cleaned up the creek bank and are ready for the construction to begin.

Chuck stated that Judy reminded him that we are one year into the project, and we have only two years to go. Chuck commented that he feels confident that we will be able to get the project done in the next two years. He stated that the contractor's goal is to get the construction far enough along so that they will be working inside by the bad winter months. Chuck mentioned the wonderful work by Allen Stewart, and commented that because of Allen we have the plans.

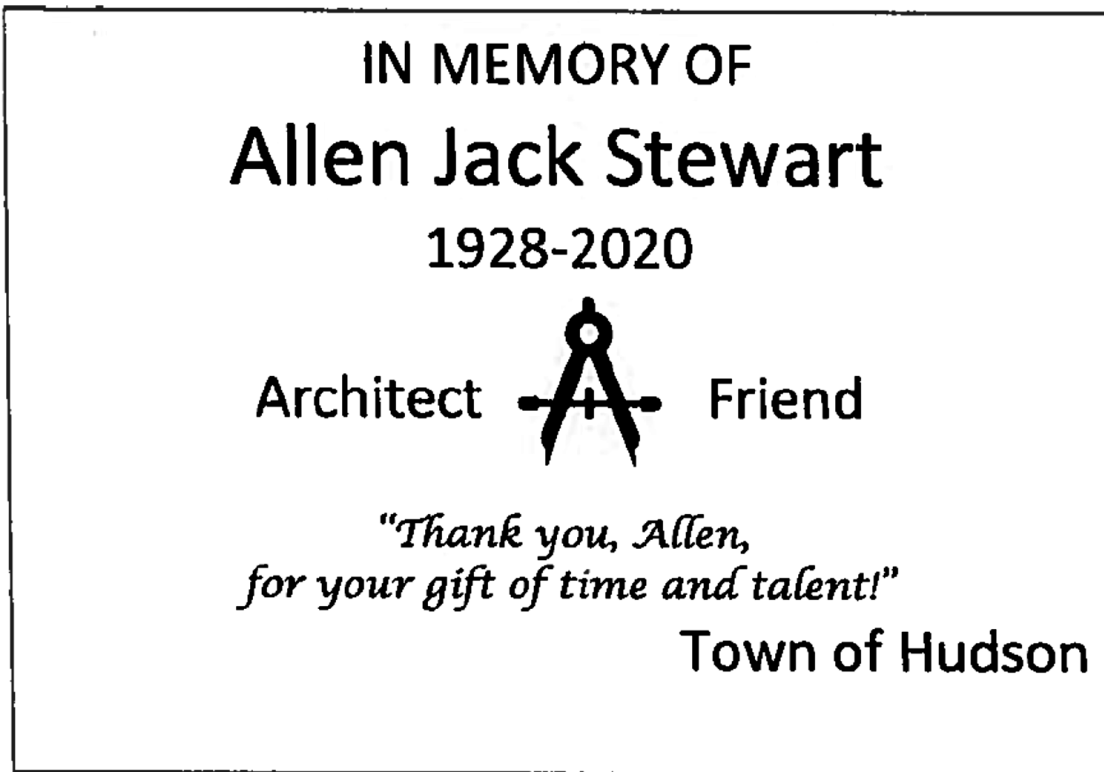
Placement of Plaque Honoring Allen Stewart:

Janet stated that as we are constructing the building, we need to include a plaque honoring the work done on the project by Allen Stewart.

Chuck stated that he feels the best place for the plaque would be either at the top of the concession window or beside the window.

Janet stated that she would also like for the Town to purchase a brick for Allen.

The following design was suggested for the plaque.



Recommend Appointing Teresa Kinney Review Officer with Register of Deeds:

Janet stated that we need to recommend to the Caldwell County Board of Commissioners that Town Planner, Teresa Kinney, be appointed as a Review Officer for Hudson. The County Commissioners will be meeting on November 16th, and we want to get the request in for that meeting if possible.

Motion: (Rick Shew/Jeff Link) to send a request to the Caldwell County Board of Commissioners to appoint Teresa Kinney as a Review Officer for Hudson. Unanimously approved.

(Copy of request submitted to the Caldwell County Commissioners)

November 6, 2020

Caldwell County Board of Commissioners
PO Box 2200
Lenoir, NC 28645

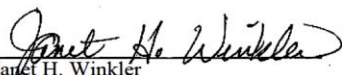
RE: Request to appoint Review Officer – Hudson, NC

Dear Caldwell County Board of Commissioners:

The Town of Hudson Board of Commissioners requests that our Contract Planner with the Western Piedmont Council of Governments, Teresa Kinney, be appointed to serve as a Review Officer for the Town of Hudson and its planning area. It is the desire of the Town of Hudson to insure a thorough review of all maps and plats as required by N.C.G.S. 47-30.2 before they are presented to the Register of Deeds for recording.

We appreciate your consideration of this request, and please do not hesitate to contact Hudson Town Hall at 728-8272 if you have any questions.

Respectfully,


Janet H. Winkler
Mayor
Town of Hudson

Luminaries by Teacher Treasures – A Resource Center:

Rebecca stated that she was contacted by Teacher Treasures-A Resource Center, about placing luminaries in our downtown area since our Christmas events are cancelled for this year. Teacher Treasures partners with non-profit groups to help provide school supplies for teachers and students. Rebecca asked if the Board had any problems with the luminaries being placed downtown.

It was the consensus of the Board to allow the luminaries to be placed in our downtown area by Teacher Treasures.

Adjournment:

Motion: (Larry Chapman/Rick Shew) to adjourn the meeting. Unanimously approved.

Tamra T. Swanson, Town Clerk