

# Memo

To: Mayor and Board of Commissioners  
From: Paul Horne, Parks Planner  
Date: May 11, 2015  
Re: Page Vernon Park Project



## Discussion

This item provides for the Board's consideration a revised, scope, cost, and funding options for the construction of the Page Vernon Park Project.

## Background

Bids for the Page Vernon Pocket Park came back significantly higher than the project's allocated budget. Town staff and the project designer negotiated with the low bidder to value engineer the project to level hopefully palatable to the Board.

## Scope

The project cost was reduced 20% from the original low bid, while retaining the core elements of the project. Some core site furnishings were added, which were originally alternates, in order to produce a more cohesive, if smaller, park. Many elements were simplified, a tree grate was donated by the contractor and most of the elements in the easternmost portion have been eliminated entirely. The base bid includes lighting via two new Duke Energy Streetlights. Please see the attached *value management exhibit* for more details.

## Budget & Funding

Revised Budget				
	option 1	option 2	option 3	option 4
Items	All Alts	Alt 1 only	Alt 2 only	Base Bid & Contingency only
Value Engineered Base Bid	\$79,648	\$79,648	\$79,648	\$79,648
4% Contingency	\$3,186	\$3,186	\$3,186	\$3,186
Alternate 1 Upgrade to stone wall	\$5,572	\$5,572	0	0
Alternate 2 Additional Lighting	\$6,204	0	\$6,204	0
Total	\$94,610	\$88,406	\$89,038	\$82,834
Required from Parks Capital Fund	\$44,610	\$38,406	\$39,038	\$32,834

Fifty thousand dollars (\$50,000) have been allocated for the construction of this park, but in order to fund the project fully, the Town will need to draw from the Parks Capital Fund, which is statutorily limited for use in capital parks projects. This fund is comprised of developer's fees in lieu of the development of park or recreation facilities within their respective developments. Adequate reserves from this source are available to fund any of the proposed options listed in the table above.

## Recommendation

- 1) That the Board determine which options, 1 through 4 from the chart above, if any, to fund and;
- 2) Adopt the attached al-a-carte attached budget amendment reflecting the possibility of any of the four options
- 3) Adopt the attached al-a-carte resolution authorizing the Town Manager to execute a contract with the low bidder

**A RESOLUTION AWARDING THE BID FOR THE CONSTRUCTION OF THE PAGE VERNON PARK AT 110 HILLSBORO STREET, PITTSBORO NC, TO VALLEYCREST LANDSCAPE DEVELOPMENT.**

WHEREAS, The Town of Pittsboro has solicited formal bids by legal notice on January 26 in accordance with G.S 143-129 for the construction the Page Vernon Park; and

WHEREAS, the following bids were received and opened on February 20, 2015; and

WHEREAS, the lowest responsible bid was in excess of the funds available for the project, and thus, Town Staff negotiated with the lowest bidder to make reasonable changes in the plans and specifications to reduce the fee by 20% while retaining the core features of the project

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Pittsboro that the Town hereby awards the bid for the construction of the Page Vernon Park Project to Valleycrest Landscape Development in the amount of one of the mutually exclusive options below:

\_\_\_\_\_ Option 1: \$94,610 which includes the base bid, contingency, and both Alternates

\_\_\_\_\_ Option2: \$88,406 which includes the base bid, contingency and Alternate 1

\_\_\_\_\_ Option3: \$89,038 which includes the base bid, contingency, and Alternate 2

\_\_\_\_\_ Option 4: \$82,834 which includes the base bid contingency, and no Alternates

BE IT FURTHER RESOLVED by the Board of Commissioners of the Town of Pittsboro that the Town Manager is hereby authorized to execute a contract with the lowest responsive bidder, Valleycrest Landscape Development, in the amount of one of the mutually exclusive options below:

\_\_\_\_\_ Option 1: \$94,610 which includes the base bid, contingency, and both Alternates

\_\_\_\_\_ Option2: \$88,406 which includes the base bid, contingency and Alternate 1

\_\_\_\_\_ Option3: \$89,038 which includes the base bid, contingency, and Alternate 2

\_\_\_\_\_ Option 4: \$82,834 which includes the base bid contingency, and no Alternates

This the 11<sup>th</sup> day of May, 2015

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William G. Terry, Mayor

ATTEST:

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Alice F. Lloyd, CMC, Town Clerk

TOWN OF PITTSBORO  
ORDINANCE AMENDING CAPITAL PROJECT BUDGET  
FOR THE PAGE VERNON POCKET PARK PROJECT

Be It Ordained by the Board of Commissioners of the Town of Pittsboro in regular session assembled on the 11th day of May 2015.

**To Amend the Capital Project Budget Ordinance for Page Vernon Pocket Park Project in the amount of one of mutually exclusive options below:**

           *Option 1*

Section 1. That the following **GENERAL FUND EXPENDITURE ITEM** be increased by the amount indicated:

10-3970-089	TRANSFER TO POCKET PARK	\$44,610.00
<b>TOTAL</b>		<b>\$44,610.00</b>

Section 2. That the following **GENERAL FUND SPECIAL REVENUES ITEM** be increased by the amount indicated:

10-3990-010	GENERAL FUND BALANCE APPROPRIATED	\$44,610.00
<b>TOTAL</b>		<b>\$44,610.00</b>

           *Option 2*

Section 1. That the following **GENERAL FUND EXPENDITURE ITEM** be increased by the amount indicated:

10-3970-089	TRANSFER TO POCKET PARK	\$38,406.00
<b>TOTAL</b>		<b>\$38,406.00</b>

Section 2. That the following **GENERAL FUND SPECIAL REVENUES ITEM** be increased by the amount indicated:

10-3990-010	GENERAL FUND BALANCE APPROPRIATED	\$38,406.00
<b>TOTAL</b>		<b>\$38,406.00</b>

           *Option 3*

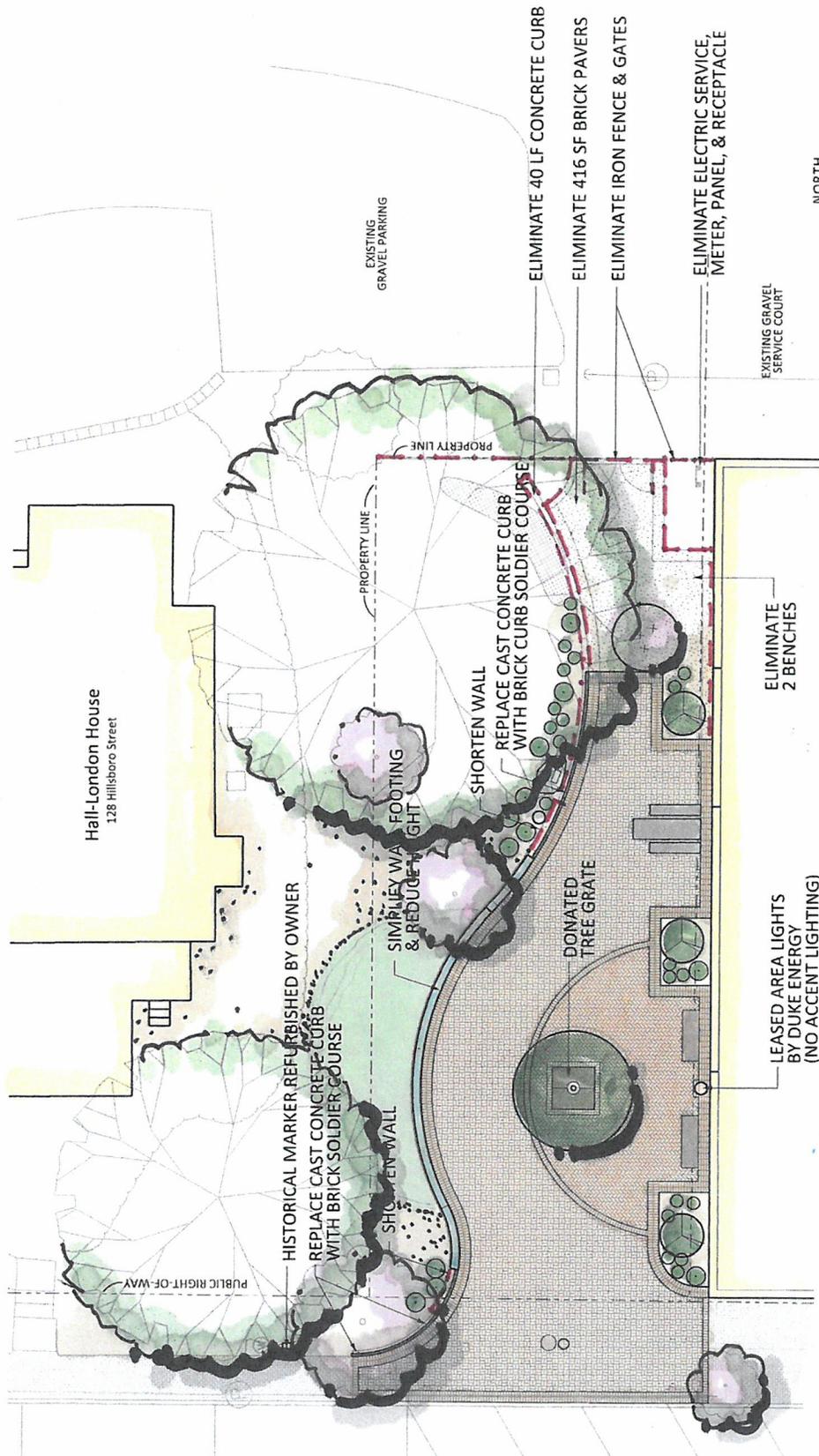
Section 1. That the following **GENERAL FUND EXPENDITURE ITEM** be increased by the amount indicated:

10-3970-089	TRANSFER TO POCKET PARK	\$39,038.00
<b>TOTAL</b>		<b>\$39,038.00</b>

Section 2. That the following **GENERAL FUND SPECIAL REVENUES ITEM** be increased by the amount indicated:

10-3990-010	GENERAL FUND BALANCE APPROPRIATED	\$39,038.00
<b>TOTAL</b>		<b>\$39,038.00</b>





Hall-London House  
128 Hillsboro Street

HISTORICAL MARKER REFURBISHED BY OWNER  
REPLACE CAST CONCRETE CURB  
WITH BRICK SOLDIER COURSE

SHORTEN WALL

SIMPLY WAY FOOTING  
& REDUCE HEIGHT

SHORTEN WALL  
REPLACE CAST CONCRETE CURB  
WITH BRICK SOLDIER COURSE

DOMATED  
TREE GRATE

LEASED AREA LIGHTS  
BY DUKE ENERGY  
(NO ACCENT LIGHTING)

ELIMINATE  
2 BENCHES

ELIMINATE 40 LF CONCRETE CURB

ELIMINATE 416 SF BRICK PAVERS

ELIMINATE IRON FENCE & GATES

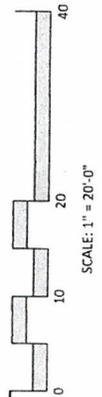
ELIMINATE ELECTRIC SERVICE,  
METER, PANEL, & RECEPTACLE

EXISTING GRAVEL  
SERVICE COURT

EXISTING  
GRAVEL PARKING



NORTH



BASE BID SITE LAYOUT

Faye Dark Trust U/A  
106 Hillsboro Street