



Board of Commissioners
Regular meeting
Agenda

Tuesday, September 7, 2021

6:30 PM

Location: 28 N Raleigh Street, Angier, NC 27501

Call to Order

Pledge of Allegiance

Invocation

Approval of Agenda

Presentations

1. Chaplain Pledge

- a. Chaplain Pledge led by Angier Police Department's Chaplain Hector Alonso

Public Comment

Consent Agenda

1. Approval of Minutes

- a. August 3, 2021 – Regular Meeting

Public Hearings

1. Voluntary Annexation Petition

- a. A petition for Annexation was submitted by Sherri Downs Developers, LLC requesting to annex 2 parcels of land totaling approximately 16.15 acres located off Regal Drive near the Wake County/Harnett County line (Harnett PIN: 0674-09-9914.000 and Wake PINs: 0675104212 & 0675103670). A Sufficiency of the Petition and a Certification of Results were issued in August; a date to set the public hearing was approved in August and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of an ordinance to annex the property.

2. Rezoning Request

- a. Application submitted by Sherri Downs Developers, LLC to rezone 2 parcels of land totaling approximately 16.15 acres located off Regal Drive near the Wake County/Harnett County line (Harnett PIN: 0674-09-9914.000 and Wake PINs: 0675104212 & 0675103670) from R-30/RA-30 to R-6.

3. Rezoning Request

- a. Application submitted by Gemstone Homes, LLC to rezone approximately a 0.33-acre tract located at 508 N. Raleigh Street (Harnett PIN: 0674-72-2341.000) from R-10 to R-6.

4. Rezoning Request

- a. Application submitted by Gemstone Homes, LLC to rezone 2 parcels of land totaling approximately 0.56 acres located on N. Broad Street E. (Harnett PIN's: 0674-72-4304.000 & 0674-72-4216.000) from R-10 to R-6.

New Business

1. Construction Manager at Risk RFQ Award

- a. Consideration and approval of an RFQ submitted for the design and construction of a new Town Hall/Police Headquarters.

2. Request for Proposals for the use of Temporary Office Space

- a. Consideration and approval of an RFP submitted for staff to utilize temporary office space during the construction period of a new Town Hall/Police Headquarters.

3. Request for Qualifications for the Town Park Master Plan

- a. Consideration and approval of an RFQ to identify a future park site in anticipation of future growth.

4. American Rescue Plan & Resolution #R013-2021

- a. Consideration and approval of Resolution #R013-2021 to reallocate funds for water, sewer, and drainage improvements.

5. Municipal Building Project Budget Ordinance

- a. Consideration and approval of a Budget Ordinance for the creation of a separate fund to construct the new Town Hall/Police Department Headquarters.

6. Budget Amendment #4

- a. Consideration and approval of Budget Amendment #4 for Police Department vehicles and Library donations.

Old Business

1. Bellewood Subdivision Water Pressure System Issue

- a. An update will be given to the Board of Commissioners regarding concerns of water pressure within the Bellewood Subdivision.

Manager's Report

Staff Reports

Mayor and Town Board Reports

Adjourn

*****IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE TOWN CLERK AT 919.331.6703 AT LEAST 48 HOURS PRIOR TO THE MEETING.*****

PRESENTATION



Angier Police Department

Chaplain's Pledge

As a Law Enforcement Chaplain;

I believe that God is the answer to all things. I stand ready to bear witness to the forgiving love and redeeming power of God to all people, especially to those in crisis. I pray that God will guide my thoughts, words, and actions. I seek to be a channel of God's love. I desire to serve as a source of support and counsel to the Law Enforcement Community. I will hold all information received in the strictest confidence. I will be an advisor and guide in all matters pertaining to the moral, spiritual, and the religious welfare of the Law Enforcement Personnel. I will hold the badge I carry with the highest regard, maintaining moral and ethical values whether on duty or off.

Signature: _____ Date: _____

Signature of Witness: _____

CONSENT AGENDA

**Town of Angier
Board of Commissioners
Tuesday, August 3, 2021, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners meeting on Tuesday, August 3, 2021, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Bob Smith
Mayor Pro-tem Loru Hawley
Commissioner Alan Coats
Commissioner Mike Hill
Commissioner Junior Price

Members Excused:

Staff Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Planning Director Sean Johnson
Interim Chief of Police Lee Thompson
Library Director Katy Warren
Finance Director Hans Kalwitz
Public Works Director Jimmy Cook
HR Director Melissa Wilder
Community Development Coordinator Heather Keefer
Town Attorney Dan Hartzog, Jr.

Others Present:

Call to Order: Mayor Smith presided, calling the Board of Commissioners meeting to order at 6:30 p.m.

Pledge of Allegiance: Mayor Smith led the pledge of allegiance.

Invocation: Mayor Smith offered the invocation.

Approval of the August 3, 2021 meeting agenda: The Town Board unanimously approved the agenda as presented.

Board Action: The Town Board voted to approve the agenda as presented.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Presentation

Mayor Smith presented Proclamations and Life Saving Awards to Lieutenant Lee Thompson, Corporal Scott Pollard, and Police Officer Carmen Perez thanking them for their heroic actions taken while on duty which resulted in preservation of a life. This incident took place March 9, 2020 where a citizen was trapped in a vehicle upside down in a ravine. The victim was trapped inside the vehicle completely submerged in the water trying to breathe when officers were able to pull her out of the vehicle in 28° weather.

Judy Dolan, survivor of the accident, thanked the officers for getting to her quickly and saving her life.

Public Comment

Mike Palladino, 957 Bellewood Gardens Drive, asked for an update of the Bellewood Subdivision water pressure issue that he spoke about at last month's meeting.

Town Manager Gerry Vincent stated a meeting is being scheduled with the developer of Bellewood mid-August. They are willing to partner with the Town to resolve this issue.

Public Works Director Jimmy Cook stated the Town's Engineer reviewed preliminary numbers and will have more information for him once the Town meets with the developer.

Brian Hawley & Howard Babbitt, members of the ABC Board, provided an update of the ABC store financials. Mr. Hawley informed the Board that a previous investment made by the ABC store in 2019 has been divested as recommended by the ABC Commission, unfortunately a small amount of the investment was lost.

Consent Agenda

1. Approval of Minutes

- a. July 6, 2021 – Regular Meeting
- b. July 20, 2021 – Work Session

Board Action: The Town Board unanimously voted to approve the consent agenda with the Board Retreat minutes as presented.

Motion: Commissioner Hill

Vote: 4-0, unanimous

New Business

1. Bike Fest

Gene Joslyn, Coordinator of the Angier Bike Fest, requested to schedule Bike Fest 2022 the first weekend of June and would like to extend the hours for both Friday & Saturday until 10pm.

Board Action: The Town Board unanimously voted to approve Bike Fest 2022 for the first weekend of June and to allow the extension of hours until 10pm for both Friday & Saturday.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

2. Whole Vet “The Great American Car Show”

Dale Robbins with Whole Vet requested to host a car show Saturday, November 6th from 8:00am to 4:00pm. Mr. Robbins also requested the Town sponsor this event and waive applicable fees for the use of Town property. Request for road closures are S. Broad Street E. from Depot Street to W. McIver Street; S. Broad Street W. from Church Street to W. Lillington Street; and Lillington Street from the Depot Grounds to the back alleyway of “Thanks a Latte” coffee shop.

Board Action: The Town Board voted to approve the proposed “Great American Car Show” event hosted by Whole Vet as well as waiving applicable fees.

Motion: Commissioner Hill

Vote: 4-0; unanimous

Mr. Robbins thanked the Board for attending the recent Cruise ‘n’ Stroll event. He requested that moving forward, he would like to utilize the parking lot at the Depot as well as the parking area in front of Town Hall during upcoming Cruise ‘n’ Stroll events scheduled for August 28th, Sept. 25th, Oct. 30th, and Dec. 18th.

Board Action: The Town Board voted to allow Mr. Robbins to utilize the Depot and Town Hall parking lots during the upcoming Cruise ‘n’ Stroll events.

Motion: Commissioner Coats

Vote: 4-0; unanimous

3. Budget Amendment #3

Finance Director Hans Kalwitz stated this budget amendment pertains to the Police Department as well as Public Works. During Fiscal Year 2021, the Town has entered into an arrangement with Enterprise Fleet Management for both Police and Public Works vehicles. It is necessary for the Police Department to outfit seven vehicles received through Enterprise (originally budgeted for during FY 2021, although have not received the vehicles until FY 2022). Public Works had completed their outfitting during FY 2021, and have recently received the revenue from the sale for their vehicles. This will increase the allowable spending for the Police Department and Public Works by \$93,605 and \$33,921 respectively.

Board Action: The Town Board voted unanimously to approve Budget Amendment #3 as presented.

Motion: Commissioner Price

Vote: 4-0; unanimous

4. Resolution #R011-2021 adopting Harnett County School Bus Stop Arm Ordinance

Town Manager Gerry Vincent stated that the aforementioned Resolution acknowledges that pursuant to North Carolina General Statute 20-217, it is a crime for the driver of a motor vehicle to fail to stop for a school bus displaying its mechanical stop signal or flashing red lights and the bus is stopped for the purpose of receiving or discharging passengers. Per North Carolina General Statute 153A-246 allows a county to adopt an ordinance for the civil enforcement of 20-217 of the North Carolina General Statute by means of an automated school bus safety camera installed and operated on any school bus located in the county as was adopted by Harnett County on April 5, 2021.

Board Action: The Town Board unanimously voted to adopt Harnett County's School Bus Stop Arm Ordinance Resolution.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Old Business

1. Resolution #R012-2021 Fixing a Date for Annexation Public Hearing submitted by Sherri Downs Developers, LLC

Planning Director Sean Johnson stated that staff has received a voluntary annexation petition from Sherri Downs Developers, LLC for 2 parcels of land totaling approximately 16.15 acres located off of Regal Drive near the Wake County/Harnett County line (Harnett: 0674-09-9914.000 and Wake: 0675104212 & 0675103670). The clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set a date for the Public Hearing at their September 7th meeting.

Board Action: The Town Board unanimously voted to approve Resolution #R012-2021 Fixing a Date for Annexation Public Hearing submitted by Sherri Downs Developers, LLC for September 7th.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

Manager's Report

- Department Reports (Informational Items included in Agenda packets)

Mr. Vincent updated the Board on various items. Those items are the following:

1. As you are aware, the Town's Code Enforcement position has hit the ground running. Signs, weeds, grass, construction without permits, demolitions are the most active its been in quite some time. Thank you to Shannon Hodges and the Planning & Inspections Department for their hard work.
2. As of July 30th, all GFL dumpsters have been removed, and replaced with Carolina Trash dumpsters.
3. A Request for Proposals has been advertised for temporary office space for staff as we begin the transition during construction of a new town hall/police headquarters (January 2022 time-frame); a Request for Qualifications has been advertised for a Construction Manager @ Risk to assist with the design and construction of a new town hall/police headquarters, and a Request for Qualifications has been advertised for design services for a master plan of a future park site in Angier.
4. 1st Annual National Night Out event scheduled for Thursday, August 5th, at Jack Marley Park between 5:30-7:30pm. Everyone is invited!
5. And lastly, staff has generated flyers in English and Spanish that will be handed to customers at the front counter of Town Hall, and will be posted on Facebook the first of every month, as a friendly reminder to pay the water bill.

Mayor & Town Board Reports

Adjournment: Being no further business, the Town Board voted unanimously to adjourn the meeting at 8:15pm.

Motion: Mayor Pro-tem Hawley

Vote: Unanimous, 4-0

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

PUBLIC HEARINGS



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Sean Johnson
ISSUE: Voluntary Annexation Petition
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition from Sherri Downs Developers, LLC for 2 parcels of land totaling approximately 16.15 acres located off of Regal Drive near the Wake County/Harnett County line. (Harnett PIN: 0674-09-9914.000 and Wake PINs: 0675104212 & 0675103670)

The Clerk has investigated the sufficiency of the annexation petition. The final step is for the Board to hold a Public Hearing at the September 7th meeting before voting on whether or not to annex the properties in question.

Attached is the voluntary annexation petition for your review.

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: N/A

REVIEWED BY TOWN MANAGER:

Attachments:

Voluntary Annexation Petition
Property Map



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Ordinance No.: A006-2021

Date Adopted: September 7, 2021

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF ANGIER, NORTH CAROLINA

WHEREAS, the Town of Angier Board of Commissioners has been petitioned under N.C. General Statute § 160A – 58.1 by property owner Sherri Downs Developers, LLC on July 1, 2021, to annex the area described in said petition and inclusive of Harnett County (PIN#: 0674-09-9914.000) & Wake County (PIN's: 0674104212 & 0675103670) described below; and,

WHEREAS, the Town of Angier Board of Commissioners, by Resolution, directed the Town Clerk of Angier to Investigate the Sufficiency of the Petition; and,

WHEREAS, certification by the Town of Angier Clerk as to the Sufficiency of the Petition has been made; and,

WHEREAS, there has been a Public Hearing on the question of this annexation, which has taken place on Tuesday, September 7, 2021, at or shortly thereafter 6:30 p.m. inside the Angier Municipal Building Board Room, after due notice by publication in the *Daily Record* and,

WHEREAS, the Town of Angier Board of Commissioners finds that the area described therein meets the standards of N.C. General Statute § 160A – 58.2 (.1(b)), to wit:

- (a) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the primary corporate limits of the Town of Angier;
- (b) No point on the proposed satellite corporate limits is closer to the primary corporate limits of another municipality than to the primary corporate limits of the Town of Angier;
- (c) The area is so situated that The Town of Angier will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- (d) No subdivision, as defined in N.C. General Statutes §160A-376, will be fragmented by this proposed annexation; and,
- (e) The Town of Angier has been exempted from the ten (10%) percent limitation satellite annexation regulation as pursuant to N.C. General Statutes § 160A-58.1(b); and,

WHEREAS, The Town of Angier Board of Commissioners further finds that the Petition has been signed by all the owners of the property in the area who are required by law to sign; and

WHEREAS, The Town of Angier Board of Commissioners further finds that the Petition is otherwise valid, and the public health, safety and welfare of the Town of Angier and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town of Angier Board of Commissioners that:

Section 1. By virtue of the authority granted by N.C. General Statutes § 160A-58.2, the following described noncontiguous property is hereby annexed and made part of The Town of Angier, North Carolina, as of September 7, 2021;

Being more particularly described as follows:

L E G A L D E S C R I P T I O N

14.573 Ac. in Traverse Total to be Annexed into the Town of Angier Portion of Book of Maps 1989, Page 1199

All that tract or parcel of land lying in Middle Creek Township, Wake County, North Carolina and being more particularly described as follows:

Beginning at a point in the western line of Barrera Hardwood Floors Inc. as described in Deed Book 13050, Page 2081 and Book of Maps 1984, Page 1402 of the Wake County Registry, said point being farther described as the southeast corner of Jennifer M Lard as described in Deed Book 10985, Page 2396 and Book of Maps 1998, Page 2225 of the Wake County Registry and runs thence as the western line a/Barrera Hardwood Floors Inc. South 40 degrees 39 minutes 04 seconds East/or a distance of 506.39 feet to a point, said point being on the northern margin of Regal Drive, a 50' Public Right-of-way as described in Book of Maps 1984, Page 1402; THENCE leaving said Barrera Hardwood Floors, Inc. and along the western margin of said

Regal Drive South 40 degrees 39 minutes 04 seconds East/or a distance of 50.00 feet to a point on the southern margin of said Regal Drive, said point being the northwest corner of Stephen L. Riley and April L. Riley as described in Deed Book 7790, Page 447 and Book of Maps 1984, Page 140 of the Wake County Registry;

THENCE along the western line of said Riley South 40 degrees 39 minutes 04 seconds East for a distance of 92.05 feet to a point, said point being the northeast corner of Pablo Vega as described in Deed Book 17351, page 2313 and Book of Maps 2015, Page 1565 both of the Wake County Registry;

THENCE along the northern line of said Vega South 53 degrees 54 minutes 53 seconds West for a distance of 263.73 feet to a point, said point being the northeast corner of Daniel A. Smith and Aliana S. Smith as described in Deed Book 2021, Page 302 and Map Number 2002-1557 both of the Harnett County Registry and Deed Book 11146, Page 1393 of the Wake County Registry;

THENCE with the northern line of said Smith South 60 degrees 11 minutes 12 seconds West for a distance of 174.14 feet to a point in or near the run of a branch;

THENCE with the run of branch North 89 degrees 58 minutes 02 seconds West for a distance of 15.98 feet to a point in or near the run of branch, said point being the northeast corner of Zury Lizette Goxcon Alvarez and Edinver E. Zuniga Villanueva as described in Deed Book 3715, Page 342 and Map Number 2002-1557 of the Harnett County Registry;

THENCE along the run of branch as well as the northern line of said Alvarez and Villanueva North 89 degrees 58 minutes 02 seconds West/or a distance of 115.53 feet to a point in or near the run of branch;

Thence continuing along the run of branch and the northern line of said Alvarez and Villanueva South 77 degrees 38 minutes 52 seconds West for a distance of 106.33 feet to a point in or near the run of branch;

Thence continuing along the run of branch and the northern line of said Alvarez and Villanueva North 84 degrees 04 minutes 41 seconds West for a distance of 128.99 feet to a point in or near the run of branch, said point being a common corner of Grace P. Wolfe as described in Deed Book 3583, Page 226 and Plat Cabinet "F", Slide 156D both of the Harnett County Registry and John Duncan McLeod, IV and Stacy R. McLeod as described in Deed Book 2635, Page 521 and Plat Cabinet "F", Slide 156D both of the Harnett County Registry;

THENCE continuing along the run of branch and along the northern line of said McLeod North 72 degrees 45 minutes 27 seconds West for a distance of 150.32 feet to a point in or near the run of branch;

THENCE continuing along the run of branch and continuing along the northern line of said McLeod South 75 degrees 58 minutes 29 seconds West for a distance of 151.28 feet to a point in or near the run of branch;

THENCE continuing along the run of branch and the northern line of said McLeod South 77 degrees 12 minutes 00 seconds West for a distance of 60.00 feet to a point in or near the run of branch, said point being the northeast corner of Anthony J. Mennella as described in Deed Book 1074, Page 240 and Plat Cabinet "E", Slide 111 C both of the Harnett County Registry;

THENCE continuing along the run of branch and along the northern line of said Mennella South 77 degrees 12 minutes 00 seconds West for a distance of 120.78 feet to a point in or near the run of branch;

THENCE continuing along the run of branch and continuing along the northern line of said Mennella South 88 degrees 49 minutes 52 seconds West for a distance of 125.14 feet to point in or near the run of Spring Branch in the southern line of SHC Holdings, Inc. as described in

Deed Book 13107, Page 2069 and Book of Maps 2019, Page 1316 of the Wake County Registry;

THENCE along the southern line of said SHC Holdings, Inc. North 23 degrees 19 minutes 39 seconds East for a distance of 657.27 feet to a point;

THENCE continuing along the southern line of said SHC Holdings, Inc. North 59 degrees 33 minutes 40 seconds East for a distance of 225.08 feet to a point, said point being the northwest corner of Jennifer M Lard as described in Deed Book 10985, Page 2396 and Book of Maps 1998, Page 2225 of the Wake County Registry;

THENCE leaving said SHC Holdings, Inc. and along the western line of said Lard South 30 degrees 26 minutes 09 seconds East for a distance of 175.39 feet to point;

THENCE along the southern line of said Lard North 59 degrees 06 minutes 50 seconds East for distance of 412.52 feet to the Point and Place of BEGINNING.

Together with and subject to right-of-way of Daniel Treasure Lane, a 30' Private right-of-way as well as all other covenants, easements, and restrictions of record. Said property contains 14.573 Acres Total in Traverse more or less.

LEGAL DESCRIPTION

1.584 Ac. Total to be Annexed into the Town of Angier

Book of Maps 1998, Page 2225

All that tract or parcel of land lying in Middle Creek Township, Wake County, North Carolina and being more particularly described as follows:

Beginning at a point in the southern line of SHC Holdings, Inc. as described in Deed Book 13107, Page 2069 and Book of Maps 2019, Page 1316 of the Wake County Registry, said point being further described as the northwest corner of Barrera Hardwood Floors Inc. as described in Deed Book 13050, Page 2081 and Book of Maps 1984, Page 1402 of the Wake County Registry and runs thence as the southwest line of Barrera Hardwood Floors Inc. South 40 degrees 39 minutes 04 seconds East for a distance of 174.95 feet to a point, said point being a northern corner of the southeast corner of Lynwood Craig Daniel and Cassandra P. Daniel as described in Deed Book 15454, Page 2398 and Book of Maps 1989, Page 1199 of the Wake County Registry;

THENCE leaving said Barrera Hardwood Floors, Inc. and along the northern line of said Daniel South 59 degrees 06 minutes 50 seconds West for a distance of 412.52 feet to a point;

THENCE continuing with the line of said Daniel North 30 degrees 26 minutes 09 seconds West for a distance of 175.39 feet to a point in the southern line of SHC Holdings, Inc. as described in Deed Book 13107, Page 2069 and Book of Maps 2019, Page 1316 of the Wake County Registry;

THENCE leaving said Daniel and along the southern line of said SHC Holdings, Inc. North 59 degrees 33 minutes 40 seconds East for a distance of 381.48 feet to the Point and Place of BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record. Said property contains 1.584 Acres Total more or less.

Section 2. Upon and after September 7, 2021, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in The Town of Angier and shall be entitled to the same privileges and benefits as other parts of The Town of Angier. Said territory shall be subject to municipal taxes according to General Statute § 160A-58-10.

Section 3. The Mayor of the Town of Angier, North Carolina, shall cause to be recorded in the office of the Registrar of Deeds of Wake County and Harnett County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1. above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Wake County Board of Elections, as required by N.C. General Statutes § 163-288.1.

Section 4. Notice of this adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in The Town of Angier, North Carolina.

Duly adopted by the Angier Board of Commissioners on this the 7th day of September, 2021, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

Dan Hartzog Jr., Town Attorney



Robert K. Smith
Mayor

Town of Angier
P.O. Box 278
Angier, NC 27501
919-639-2071



Veronica Hardaway
Town Clerk

Gerry Vincent
Town Manager

PROCEDURE FOR VOLUNTARY ANNEXATION PETITION

THE PROCESS:

(Time Frame: 60 - 90 days)

1. Petition and all required information (see checklist) must be submitted to Town Clerk at least seven (7) calendar days before next regular Town Board meeting, which is held the 1st Tuesday of each month.
2. Petition placed on Town Board agenda for next available regular meeting – 1st Tuesday of each month.
3. Town Board may then direct the Town Clerk to investigate the sufficiency of the petition.
4. Town Clerk investigates, and if all is in order, presents Certificate of Sufficiency to Board at next regular meeting – approximately 30 days later.
5. Town Board adopts resolution setting a public hearing at next available public hearing session –approximately 30 days later.
6. Public Hearing held as advertised.
7. Annexation Ordinance may be adopted after the public hearing is complete.
8. Town Clerk notifies required agencies of approved annexation.

SUBMITTAL CHECKLIST:

- ☒ One completed annexation petition
- ☒ Annexation fee: \$250
- ☒ Eight paper copies and one PDF copy of survey map of property proposed for annexation showing:
 - The property in relationship to the primary corporate limits of the Town. (If the petition is for a non-contiguous annexation the distance from the primary corporate limits must be shown.)
 - County tax map/parcel number(s) and /or PIN numbers
- ☒ One copy of the recorded deed to the property showing current owner(s)
 - All owners of property being petitioned for annexation must sign the petition. (Signatures on petition must appear as shown on the deed)
- ☒ Attach metes and bounds description
- ☐ Statement of vested rights, if applicable
 - Attach a letter certifying vested rights, if any, from the government entity granting the vested rights. (If you are not certain of this information, contact the Planning Department)
- ☐ Complete and attach applicable signature page (Individual, Corporation, Partnership)

TO BOARD OF COMMISSIONERS OF THE TOWN OF ANGLIER, NC:



Robert K. Smith
Mayor

Town of Angier
P.O. Box 278
Angier, NC 27501
919-639-2071



Gerry Vincent
Town Manager

1. I/We the undersigned owners of real property respectfully request that the area as referenced by the attached survey map and metes and bounds description be annexed into the Town of Angier, North Carolina.

2. The area to be annexed is
() contiguous, (X) non-contiguous
to the Town of Angier.
(If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160-31(f).)

3. Harnett/Wake County Property
Identification Number(s) (PIN):
0674-09-9914.000 (Harnett)
0675104212, 0675103670 (Wake)

4. Have vested rights been established with regard to this property under N.C.G.S. 160A-385.1 or G.S. 153A-344.1?
() Yes () No
If "yes", proof of vested rights must be attached.

5. I/We the undersigned owners of real property acknowledge and accept the provision that the Town of Angier will provide the property such municipal services it presently provides other lands within its corporate limits, except sewer services (inasmuch as the land is not within a reasonable proximity to the Town sewer lines and the drainage basin for the property makes the provision of sewer services financially impracticable).

6. We hereby certify that all information given with regard to this property is true and accurate to the best of my/our knowledge and is signed by **all** owners of the property being petitioned for annexation. Attached is the applicable signature page:

- ☐ Individual(s)
☐ Corporation
☐ Partnership
☒ LLC

Complete is property if owned by INDIVIDUAL(S).



Town of Angier

P.O. Box 278
Angier, NC 27501
919-639-2071



Robert K. Smith
Mayor

Veronica Hardaway
Town Clerk

Gerry Vincent
Town Manager

Complete if property is owned by a LIMITED LIABILITY CORPORATION.

Petitioned Property PIN #: 0674-09-9914.000, 0675104212, 0675103670.

The area to be annexed is owned by the Limited Liability Corporation

Sherri Downs Developers, LLC

(Print LLC Name)

Of which agrees to this petition.

Rich Van Tassel

(Print Manager's Name)

[Signature]
(Signature)

30-June-21
(Date)

341 Kilmayne Drive Suite 201

Cary, NC 27511

(Mailing Address)

(Company Seal)

State of North Carolina, County of Wake

I, Jennifer Erwin, A Notary Public for said County and State, do hereby certify that

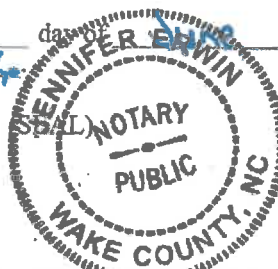
Rich Van Tassel, a manager for

Sherri Downs Developers, LLC, a limited liability company,

personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the partnership.

Witness my hand and official seal, this the 30 day of June, 2021.
My commission expires March 25, 2024.

[Signature]
Notary Public



Complete if property is owned by a PARTNERSHIP

20015

FIRST BANK

localfirstbank.com
66-456/531

LESTER STANCIL AND ASSOCIATES

PROFESSIONAL LAND SURVEYOR, PA
P.O. BOX 730
ANGIER, NC 27901
(919) 639-2133

7/1/2021

PAY TO THE
ORDER OF

Town of Angier

\$ **250.00

Two Hundred Fifty and 00/100*****

DOLLARS

Town of Angier
P.O. Box 278
Angier, N. C. 27501

MEMO

Sherri Downs Dev. annexation plat



Sherri Downs
AUTHORIZED SIGNATURE

⑈00020015⑈ ⑆053104568⑆ 421000341⑈



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Sean Johnson
ISSUE: Rezoning Application
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a rezoning application from Sherri Downs Developers, LLC for 2 parcels of land totaling approximately 16.15 acres located off of Regal Drive near the Wake County/Harnett County line. (Harnett PIN: 0674-09-9914.000 and Wake PINs: 0675104212 & 0675103670).

The applicant is requesting to rezone the properties to Angier's R-6 zoning district. The Planning Board recommended approval of this rezoning at their August 10th meeting.

Attached is the rezoning application and staff report for your review.

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: N/A

REVIEWED BY TOWN MANAGER:

Attachments:

Rezoning Application
Rezoning Staff Report



REZONING STAFF REPORT

File #: 2021-000435
Staff Contact: Sean Johnson
sjohnson@angier.org
(919) 331-6702

Planning Board: August 10, 2021

Public Hearing: September 7, 2021

Requested Rezoning: Wake R-30/Harnett County Cons. & RA-30 to Angier R-6

Applicant Information

Owner of Record:

Name: Sherri Downs Developers, LLC
Address: 341 Kilmayne Dr, Ste 201
City/State/Zip: Cary, NC 27511

Applicant:

Name: Same as Owner
Address:
City/State/Zip:

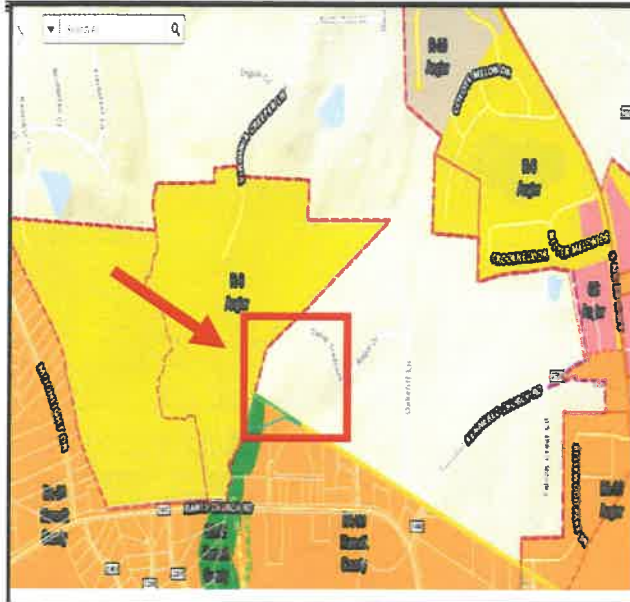
Property Description

PIN(s): Harnett: 0674-09-9914.000, Wake: 0675104212 & 0675103670 Acreage: **16.157** Acres
Address: Daniel Treasure Lane, Angier, NC

Vicinity Map



Zoning Compatibility



	CURRENT Wake/ Hrnt Co	PROPOSED Angier R-6
Min. Lot Size		6,000sqft
Parks & Recreation Facilities		P
Single Family/Duplexes		P
Multi-Family		P*
Schools		P
Retail		
Churches		S
Government Uses		P
Agriculture		

P=Permitted Use S=Special Use

Physical Characteristics



Aerial Photograph (2017)

Site Description: The properties are currently mostly vacant, with 1 single family dwelling.

Surrounding Land Uses: Surrounding Land Uses include low and medium density residential.

Services Available

Water:

- ☒ Public
- ☐ Private (Well)
- ☐ Other: Unverified

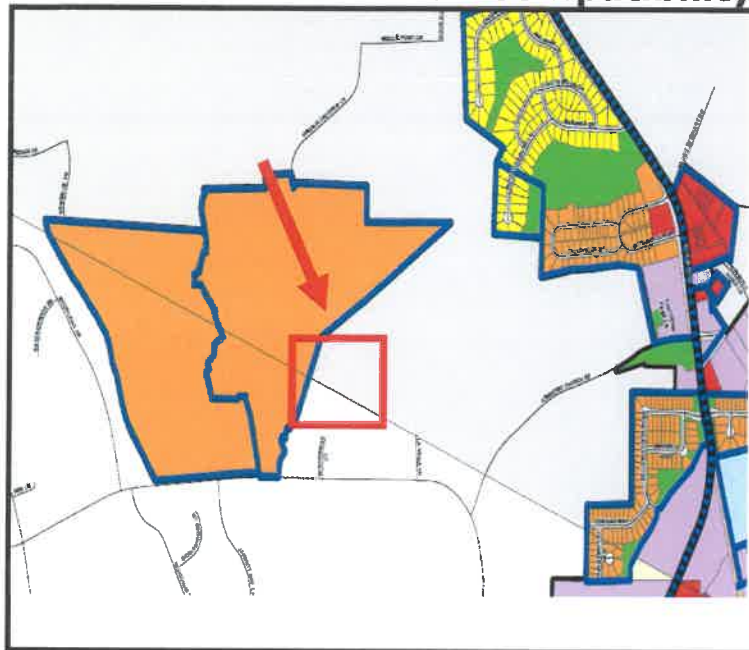
Sewer:

- ☒ Public, Once Annexed & Developed
- ☐ Private (Septic Tank)
- ☐ Other: unverified

Transportation:

Access is provided via Daniel Treasure Lane

Land Use Classification Compatibility



Future Land Use Map (2019)

	REQUESTED ZONING	LAND USE
	R-6	N/A
Parks & Rec Facilities	P	
Single Family	P	
Multi-Family	P*	
Churches	S	
Schools	P	
Professional Offices		
Retail Uses		
Restaurants		
Governmental Uses	P	
Distribution		
Manufacturing Uses		

The Rezoning Requested IS Not Included On The Future Land Use Map

Evaluation

- ☒ **Yes** ☐ **No** The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The requested zoning would allow for residential uses that will be compatible with surrounding uses.
- ☐ **Yes** ☐ **No** The requested zoning district is COMPATIBLE with the existing Land Use Classification.
 N/A - The properties are not shown on the LU Plan
- ☒ **Yes** ☐ **No** The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The rezoning would allow for uses that will be compatible with surrounding uses.
- ☐ **Yes** ☒ **No** The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: proposed rezoning to R-6 would match the adjacent property to the West.

Suggested Statement-of-Consistency (Staff concludes that...)

The properties in question are not shown on the Future Land Use Map. However, the proposed rezoning to R-6 would match the adjacent property to the West and allow for residential uses that are compatible with the surrounding residential uses. It is recommended that this rezoning request be **APPROVED**.

Planning Board Recommendation

The Planning Board voted to recommend **approval** of the requested rezoning at their August 10th meeting.



APPLICATION FOR ZONING CHANGE

Angier Planning Department
55 N. Broad Street W.
Angier, NC 27501
(919)-331-6702



Total Fee: \$400.00

Receipt: _____

Permit: _____

Date: _____

Case #: _____

Property Owner:

Name: Sherri Downs Developers LLC
Address: 341 Kilmayne Drive, Suite 201
City/State/Zip: Cary, NC 27511
E-mail: ardev647@gmail.com
Phone: (919) 460 - 3027

Applicant:

Name: Sherri Downs Developers LLC
Address: 341 Kilmayne Drive, Suite 201
City/State/Zip: Cary, NC 27511
E-mail: ardev647@gmail.com
Phone: (919) 460 - 3027

Property Description

PIN(s): 0647 - 05 - 9914.000 / 0675104212 / 0675103670 Acreage: 16.157 acres

Address: _____

Deed	109385	2396	PLAT	16411	303
Book:	1998	Page: 2225	Book	1989	Page 1199

Rezoning Request:

Existing zoning district:

RA - 30

Requested zoning district:

R - 6

Required Attachments:

- Deed of the property in question showing the current legal owner
- Recorded map of the property OR Survey of the property at a scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Section 14.3 of the Ordinance

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge, all information supplied with this application is true and accurate, and that the applicant certifies that they have the legal authority to sign this application as the property owner or authorized agent:

SHEPP DOWNS DEVELOPERS, LLC

By: [Signature] 10-July-21
Property Owner Signature Date

OR

Authorized Agent Signature

Date

Town of Angier Zoning Ordinance

14.3.3 Map amendments (rezonings).

A. For all map amendments (rezonings), applications shall contain a statement regarding the consistency of the request with adopted town plans and the surrounding area.

B. For conditional zoning map amendments (rezonings), the application shall be accompanied by a description of the use or uses proposed and any conditions being proposed by the applicant. The applicant shall also provide a statement of reasonableness regarding the request on the application. In addition to the application, the applicant shall submit a site-specific plan.

The applicant requests a rezoning from the current RA-30 to R-6. The property is 16.157 acres and is currently pending an annexation petition and not currently shown on the Future Land Use Map. The zoning request would align this property with the current zoning of the bordering property to the west. This request is being made to support the proposed single family residential development as shown the attached site plan. The proposed single-family residential use would align with the surrounding area.

SHERRI DOWNS DEVELOPERS, LLC

1611 Jones Franklin Rd., Ste 101
Raleigh, NC 27606

HomeTrust Bank
86-7027/2531

1008

7/13/2021

PAY TO THE
ORDER OF Town of Angier

\$**400.00

Four Hundred and 00/100*****

DOLLARS

Town of Angier
PO Box 278
Angier, NC 27501

PROTECTED AGAINST FRAUD

MEMO

Rezone application

⑈001008⑈ ⑆253170279⑆ 6000104309⑈

SHERRI DOWNS DEVELOPERS, LLC

Town of Angier

1008

Date	Type	Reference	Original Amt.	Balance Due	7/13/2021 Discount	Payment
7/13/2021	Bill	rezone app	400.00	400.00		400.00
					Check Amount	400.00

HomeTrust Bank Che Rezone application

400.00



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE:	September 7, 2021
PREPARED BY:	Sean Johnson
ISSUE	Rezoning Application
CONSIDERED:	
DEPARTMENT:	Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a rezoning application from Gemstone Homes, LLC for the 0.33 acre property at 508 N. Raleigh Street. (Harnett PIN: 0674-72-2341.000).

The current zoning is R-10 and the requested zoning is R-6. The Planning Board recommended approval of this rezoning at their August 10th meeting.

Attached is the rezoning application and staff report for your review.

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: N/A

REVIEWED BY TOWN MANAGER:

Attachments:

Rezoning Application
Rezoning Staff Report



REZONING STAFF REPORT

File #: 2021-000447
Staff Contact: Sean Johnson
sjohnson@angier.org
(919) 331-6702

Planning Board: August 10, 2021

Public Hearing: September 7, 2021

Requested Rezoning: R-10 to R-6

Applicant Information

Owner of Record:

Name: DKY Properties, LLC

Address: 40 County Line Rd

City/State/Zip: Angier, NC 27501

Applicant:

Name: Gemstone Homes, LLC

Address: 206 Raleigh Street

City/State/Zip: Fuquay-Varina, NC 27526

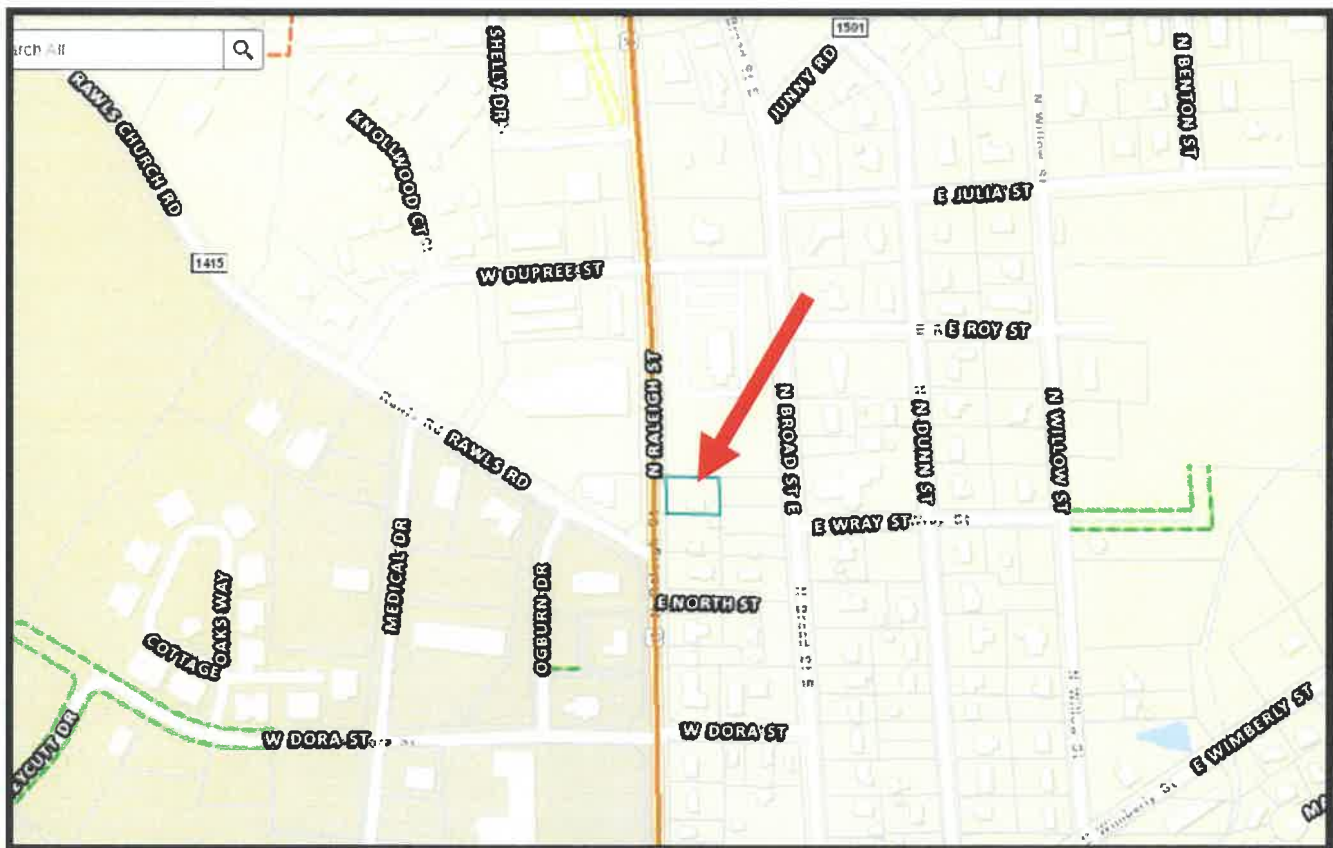
Property Description

PIN(s): 0674-72-2341

Acreage: **0.33** Acres

Address: 508 N. Raleigh Street

Vicinity Map



Zoning Compatibility



	CURRENT	PROPOSED
	R-10	R-6
Min. Lot Size	10,000sf	6,000sqft
Parks & Recreation Facilities	P	P
Single Family/Duplexes	P	P
Multi-Family	P*	P*
Schools	P	P
Retail		
Manufacturing		
Churches	S	S
Government Uses	P	P
Agriculture		

P=Permitted Use S=Special Use

Physical Characteristics



Aerial Photograph (2017)

Site Description: The property currently contains a single family dwelling.

Surrounding Land Uses: Surrounding Land Uses include medium density residential, retail, government services and professional service uses.

Services Available

Water:

- ☒ Public
☐ Private (Well)
☐ Other: Unverified

Sewer:

- ☒ Public
☐ Private (Septic Tank)
☐ Other: unverified

Transportation:

Access is provided via N. Raleigh Street

Land Use Classification Compatibility



Future Land Use Map (2019)

	REQUESTED ZONING	LAND USE
	R-6	COMM
Parks & Rec Facilities	P	P
Single Family	P	
Multi-Family	P*	
Churches	S	
Schools	P	P
Professional Offices		P
Retail Uses		P
Restaurants		P
Governmental Uses	P	P
Distribution		S
Manufacturing Uses		S

The Rezoning Requested Does Not Align With The Future Land Use Map

Evaluation

- ☒ **Yes** ☐ **No** The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The requested zoning would allow for residential uses that will be compatible with surrounding uses.
- ☐ **Yes** ☒ **No** The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The LU Plan calls for commercial uses on the property.
- ☒ **Yes** ☐ **No** The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The rezoning would allow for uses that will be compatible with surrounding uses.
- ☐ **Yes** ☒ **No** The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: The uses allowed by the proposed rezoning matches adjacent districts.

Suggested Statement-of-Consistency (Staff concludes that...)

The property in question is not compatible with the Future Land Use Map. However, the proposed rezoning to R-6 would allow for residential uses that are compatible with the surrounding residential uses. It is recommended that this rezoning request be **approved**.

Planning Board Recommendation

The Planning Board recommended **approval** of the requested rezoning at their August 10th meeting.



APPLICATION FOR ZONING CHANGE

Angier Planning Department

55 N. Broad Street W.

Angier, NC 27501

(919)-331-6702



Total Fee: \$400.00

Receipt: _____

Permit: _____

Date: _____

Case #: _____

Property Owner:

Name

Address

City/State/Zip:

E-mail:

Phone:

DKY Properties LLC

40 County Line Rd.

Angier, NC 27501

durwood.young@aol.com

919-612-3668

Applicant:

Name:

Address:

City/State/Zip:

E-mail:

Phone:

Gemstone Homes LLC

206 Raleigh St.

Fuquay Varina, NC 27586

ken@gemstonehomesnc.com

919-697-2370

Property Description

PIN(s): 0674-72-2341

Acreage: 0.32 acres

Address:

508 N. Raleigh St. Angier, NC 27501

Deed

Book:

3656

Page:

0846

Rezoning Request:

Existing zoning district:

R-10

Requested zoning district:

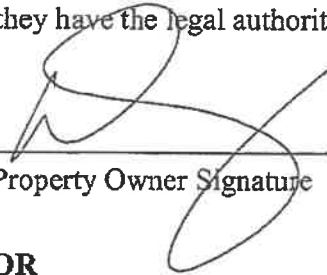
R-6

Required Attachments:

- Deed of the property in question showing the current legal owner
- Recorded map of the property OR Survey of the property at a scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Section 14.3 of the Ordinance

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge, all information supplied with this application is true and accurate, and that the applicant certifies that they have the legal authority to sign this application as the property owner or authorized agent:




Property Owner Signature



Date

OR



Authorized Agent Signature



Date

Town of Angier Zoning Ordinance

14.3.3 Map amendments (rezonings).

A. For all map amendments (rezonings), applications shall contain a statement regarding the consistency of the request with adopted town plans and the surrounding area.

B. For conditional zoning map amendments (rezonings), the application shall be accompanied by a description of the use or uses proposed and any conditions being proposed by the applicant. The applicant shall also provide a statement of reasonableness regarding the request on the application. In addition to the application, the applicant shall submit a site-specific plan.



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Sean Johnson
ISSUE: Rezoning Application
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a rezoning application from Gemstone Homes, LLC for 2 parcels of land totaling approximately 0.56 acres located on N. Broad Street E. (Harnett PINs: 0674-72-4304.000 & 0674-72-4216.000).

The current zoning is R-10 and the requested zoning is R-6. The Planning Board recommended approval of this rezoning at their August 10th meeting.

Attached is the rezoning application and staff report for your review.

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: N/A

REVIEWED BY TOWN MANAGER:

Attachments:

Rezoning Application
Rezoning Staff Report



REZONING STAFF REPORT

File #: 2021-000446
Staff Contact: Sean Johnson
sjohnson@angier.org
(919) 331-6702

Planning Board: August 10, 2021

Public Hearing: September 7, 2021

Requested Rezoning: R-10 to R-6

Applicant Information

Owner of Record:

Name: DKY Properties, LLC
Address: 40 County Line Rd
City/State/Zip: Angier, NC 27501

Applicant:

Name: Gemstone Homes, LLC
Address: 206 Raleigh Street
City/State/Zip: Fuquay-Varina, NC 27526

Property Description

PIN(s): 0674-72-4304.000 & 0674-72-4216.000

Acreage: 0.56 Acres

Address: N. Broad Street E.

Vicinity Map



Zoning Compatibility



	CURRENT	PROPOSED
	R-10	R-6
Min. Lot Size	10,000sf	6,000sqft
Parks & Recreation Facilities	P	P
Single Family/Duplexes	P	P
Multi-Family	P*	P*
Schools	P	P
Retail		
Manufacturing		
Churches	S	S
Government Uses	P	P
Agriculture		

P=Permitted Use S=Special Use

Physical Characteristics



Aerial Photograph (2017)

Site Description: The properties are currently vacant.

Surrounding Land Uses: Surrounding Land Uses include medium density residential, retail, government services and professional service uses.

Services Available

Water:

- ☒ Public
☐ Private (Well)
☐ Other: Unverified

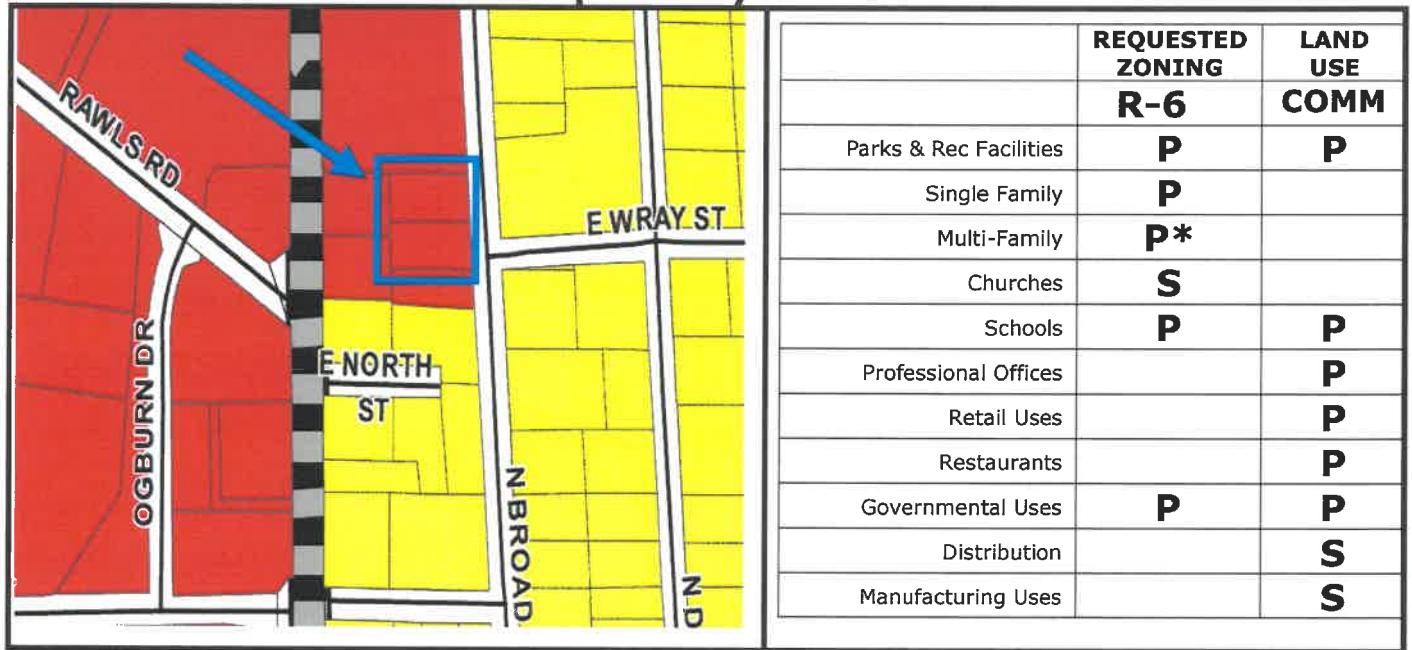
Sewer:

- ☒ Public
☐ Private (Septic Tank)
☐ Other: unverified

Transportation:

Access is provided via N. Broad Street E.

Land Use Classification Compatibility



Future Land Use Map (2019)

The Rezoning Requested Does Not Align With The Future Land Use Map

Evaluation

- ☒ Yes ☐ No The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The requested zoning would allow for residential uses that will be compatible with surrounding uses.
- ☐ Yes ☒ No The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The LU Plan calls for commercial uses on the property.
- ☒ Yes ☐ No The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The rezoning would allow for uses that will be compatible with surrounding uses.
- ☐ Yes ☒ No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: The uses allowed by the proposed rezoning matches adjacent districts.

Suggested Statement-of-Consistency (Staff concludes that...)

The property in question is not compatible with the Future Land Use Map. However, the proposed rezoning to R-6 would allow for infill development in the form of residential uses that are compatible with the surrounding residential uses. It is recommended that this rezoning request be **approved**.

Planning Board Recommendation

The Planning Board recommended **approval** of the requested rezoning at their August 10th meeting.



APPLICATION FOR ZONING CHANGE

Angier Planning Department
55 N. Broad Street W.
Angier, NC 27501
(919)-331-6702



Total Fee: \$400.00

Receipt: _____

Permit: _____

Date: _____

Case #: _____

Property Owner:

Applicant:

Name

DKY Properties LLC

Name:

Gemstone Homes LLC

Address

40 County Line Rd.

Address:

206 Raleigh St.

City/State/Zip:

Angier, NC 27501

City/State/Zip:

Fuquay Varina, NC 27586

E-mail:

durwoodyoung@aol.com

E-mail:

ken@gemstonehomesnc.com

Phone:

919-612-3668

Phone:

919-697-2370

Property Description

PIN(s): 0674-72-4304 & 0674-72-4216 Acreage: 0.29 acres

Address:

Lots # 1 & 2 N. Broad St. Angier, NC 27501

Deed

Book:

3656

Page:

0846

Rezoning Request:

Existing zoning district:

R-10

Requested zoning district:

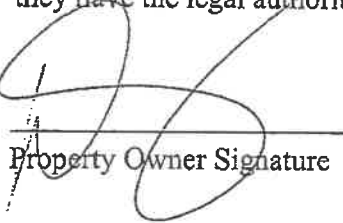
R-6

Required Attachments:

- Deed of the property in question showing the current legal owner
- Recorded map of the property OR Survey of the property at a scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Section 14.3 of the Ordinance

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge, all information supplied with this application is true and accurate, and that the applicant certifies that they have the legal authority to sign this application as the property owner or authorized agent:



Property Owner Signature

7-23-2021
Date

OR



Authorized Agent Signature

7/21/21
Date

Town of Angier Zoning Ordinance

14.3.3 Map amendments (rezonings).

A. For all map amendments (rezonings), applications shall contain a statement regarding the consistency of the request with adopted town plans and the surrounding area.

B. For conditional zoning map amendments (rezonings), the application shall be accompanied by a description of the use or uses proposed and any conditions being proposed by the applicant. The applicant shall also provide a statement of reasonableness regarding the request on the application. In addition to the application, the applicant shall submit a site-specific plan.

NEW BUSINESS



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Gerry Vincent, Town Manager ICMA-CM
ISSUE Construction Manager at Risk-RFQ Award
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: A Request for Qualifications (RFQ) for the design and construction of a new Town Hall/Police Headquarters was solicited, and staff received qualifications on August 6th. The Town received four proposals as follows:

1. Ta Loving- Goldsboro, NC
2. Bobbitt-Raleigh, NC
3. **Rodgers Builders-Raleigh, NC***
4. Bordeaux Construction Co., Inc.-Raleigh, NC

***Recommended Award**

A selection panel was formed of staff that carefully reviewed each proposal based on previous/relevant experience with the CM@R process, quality of product, and any other pertinent information of relevance. After considerable discussion, the selection panel recommends Rodgers Builders, Inc. in Raleigh, NC as Angier's Construction Manager at Risk contractor. Rodgers Builders has considerable experience in this field, and will deliver the best project for the best price with the best team for the Town of Angier.

FINANCIAL IMPACT: The financial impact will be based on a contract approval by the Board of Commissioners. This contract will be negotiated in good faith and considered by the Board of Commissioners.

RECOMMENDATION: Authorize the Town Manager to proceed with contract negotiations with Rodgers Builders, Inc.

REQUESTED MOTION: I recommend authorizing the Town Manager to negotiate a contract with Rodgers Builders for the Board of Commissioners consideration and approval.

REVIEWED BY TOWN MANAGER: *Gerry Vincent*

Attachments: *Rodgers Builders, Inc. RFQ*

REQUEST FOR QUALIFICATIONS

*Town Hall/Police Headquarters Project
Town of Angier, North Carolina*

The Town invites all interested and qualified firms to submit qualification statements for Construction Manager at Risk (CM@R) services for the Angier Town Hall and Police Headquarters Project. If your firm would like to be considered for providing the required services, please submit the following:

1. One (1) bound original Qualifications Package. Please identify as the original.
2. Five (5) bound copies of your Qualifications Package.
3. One (1) flash drive with proposal in PDF format.

Qualifications packages should be addressed to:

Gerald D. Vincent, Town Manager, P. O. Box 278, Angier, NC 27501 (55 N. Broad Street W., Angier, NC 27501 is the physical address)

Each firm is solely responsible for the timely delivery of its Qualifications Package. All Qualifications Packages must be received by 2:00 pm on August 6, 2021. No Qualifications Packages will be accepted after this deadline. **Firms accept all risks for late delivery of Qualifications Packages regardless of fault.**

Please visit the Town's website at www.angier.org for the full Request for Qualifications. All pre-submittal questions are to be addressed to Gerald D. Vincent, Town Manager by telephone at 919.331.6700 or email at gvincent@angier.org.
7/20,23/2021



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Veronica Hardaway
Town Clerk

REQUEST FOR QUALIFICATIONS

Town Hall/Police Headquarters Project Town of Angier, North Carolina

The Town invites all interested and qualified firms to submit qualification statements for Construction Manager at Risk (CM@R) services for the Angier Town Hall and Police Headquarters Project. If your firm would like to be considered for providing the required services, please submit the following:

1. One (1) bound original Qualifications Package. Please identify as the original.
2. Five (5) bound copies of your Qualifications Package.
3. One (1) flash drive with proposal in PDF format.

Qualifications packages should be addressed to:

Gerald D. Vincent, Town Manager, P. O. Box 278, Angier, NC 27501 (55 N. Broad Street W., Angier, NC 27501 is the physical address)

Each firm is solely responsible for the timely delivery of its Qualifications Package. All Qualifications Packages must be received by 2:00 pm on August 6, 2021. No Qualifications Packages will be accepted after this deadline. **Firms accept all risks for late delivery of Qualifications Packages regardless of fault.**

Please visit the Town's website at www.angier.org for the full Request for Qualifications. All pre-submittal questions are to be address to Gerald D. Vincent, Town Manager by telephone at 919.331.6700 or email at gvincent@angier.org.



TOWN OF ANGIER
TOWN HALL & POLICE HEADQUARTERS
Angier, North Carolina



Qualifications Response for Construction Manager-at-Risk Services
August 6, 2021

RODGERS

Our Passion is Building®



Our Passion is Building®

Rodgers Builders, Inc.
3737 Glenwood Avenue | Suite 360
Raleigh, North Carolina 27612

rodgersbuilders.com
919 784 0566 TELEPHONE
919 784 0569 FAX

August 6, 2021

Gerald D. Vincent
Town Manager
Town of Angier
55 N. Grand Street West
Angier, North Carolina 27501

RE: Town of Angier – Town Hall & Police Headquarters

Dear Gerry:

On behalf of Rodgers, we are delighted to respond to your Request for Qualifications for Construction Manager at Risk (CM-at-Risk) Services regarding the Town Hall and Police Headquarters project. We intend to demonstrate to you that Rodgers will deliver the **Best Project** for the **Best Price** with the **Best Team**. The skills you are looking for in a construction partner are the very ones our team brings to the table. Our experience with community sensitive/public projects that involve many different scopes of work and innovative constructability solutions is unparalleled.

Rodgers has a proven reputation and track record for delivering the area's most recognized Municipal, County and State owned projects. Some of these projects include:

- **City of Kannapolis – Town Hall & Police Headquarters**
- **Town of Huntersville**
 - **Town Center & Parking Deck**
 - **Recreation Center**
- **City of Rock Hill – Operations Center Campus**
- **City of Gastonia**
 - **FUSE Sports Complex**
 - **Water Treatment Plant Expansion & Renovation**
- **City of Mauldin – Recreation Center**
- **City of Charlotte**
 - **Charlotte Water – Zone 4 Operations Center**
 - **Spectrum Arena Comprehensive Renovations**
 - **Charlotte Douglas International Airport – Concourse A Expansion & Renovation**
- **Mecklenburg County**
 - **Valerie Woodard County Operations Center**
 - **Land Use and Environmental Services Agency Operations Center**
 - **Main Library**
- **Wake County**
 - **Marbles Museum Expansion & Renovation**
 - **Vandora Springs and Conn Elementary Schools**
- **State of North Carolina – 56+ projects / \$1.35 billion / 20 institutions**

Our team understands the importance of the Town Hall and Police Headquarters project to the Angier community. This building will have an impact to the area for decades to come. It is important for us to be involved with projects of this kind, as we want to be difference makers in the community.



Our Passion is Building®

Rodgers Builders, Inc.
3737 Glenwood Avenue | Suite 360
Raleigh, North Carolina 27612

rodgersbuilders.com
919 784 0566 TELEPHONE
919 784 0569 FAX

In closing, we look forward to building our relationship with the Town of Angier, as well as, continuing our partnership with Oakley Collier Architects. Rodgers is ready to become an active member of your team and begin work immediately. We look forward to introducing our team to you should we be selected for an interview.

The proposed Rodgers team is available to begin working on the Town Hall & Police Headquarters project immediately. We commit this team to be dedicated to the project through completion.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Todd Joyce", is written over a faint, circular blue ink stamp.

Todd Joyce – Senior Vice President

2. Corporate Overview & Philosophy

Corporate Overview

Founded in 1963, Rodgers is a privately held and locally owned construction manager headquartered in Charlotte. The company is nationally ranked among the Top 100 CM-at-Risk firms by **Engineering News Record**, and ranked #20 among the Top Contracting companies, in the Southeast by **Engineering News Record** (July 2021).

Rodgers is one of the nation's largest and most respected contractors, known not just for building, but for building enduring relationships. Our clients turn to us for focused expertise in the following construction markets: corporate, healthcare, education, civic, cultural and community, senior living and concrete services. We are capable of servicing the southeast in all these markets for construction management services. Rodgers' client base includes Bank of America, Atrium Health, Novant Health, Prisma Health, Duke Energy, Wells Fargo and Tepper Sports and Entertainment. Approximately 70% of our annual revenues are comprised of repeat client contracts.

There are three cornerstones that define who we are and how we do business: strong leadership, ethical practices and uncompromising standards for safety and quality. We're extremely proud of what we've built - a company of talented, visionary and client-focused associates, recognized as one of the top woman-owned contractors in the country. Every member of our team shares one cohesive mission: **Our Passion is Building; to build buildings with purpose, the build relationships with integrity, to build people who lead, and to build community with care.**

Depth of Resources

With annual revenues exceeding \$700 million and more than 320 employees the strength of our organization is fueled from within. We believe this philosophy drives Rodgers' reputation for integrity, responsive delivery, enduring quality and value. **Rodgers maintains regional offices in Raleigh, NC; Wilmington, NC; Columbia, SC and Greenville, SC.**

National & Regional Rankings

- #1 – “Top General Contractors” (*Charlotte Business Journal*, May 2019 & May 2021)
- #11 – “Top General Contracting Companies” ranked by 2020 dollar volume (*Modern Healthcare*, May 2021)
- #43 – “North Carolina’s Top 100 Private Companies” (*Business North Carolina*, October 2020)
- #19 – “Private Companies” (*Charlotte Business Journal*, October 2019)
- #99 – *Engineering News Record*, “Top 100 Green Building Contractors,” national ranking by 2018 revenue from projects actively seeking green certification (September, 2019)
- #57 – “Top 100 CM-at-Risk Firms” in the Nation (ranked by 2020 revenue) (*Engineering News-Record*, June, 2021)
- #133 – “Top 400 Contractors” in the nation (*Engineering News-Record*, May, 2021)
- #1 – “Largest Area Woman-Owned Companies,” ranked by revenue; #1 ranked by number of local employees (*Charlotte Business Journal*, July 2019)
- *ENR Southeast* (July 2021) ranked Rodgers based on 2020 regional revenue:
 - #7 – CM-at-Risk
 - #20 – Overall Southeast
 - #3 – Healthcare Contractors
- #1 – “N.C. Mid-Market Fast 40” (*Business North Carolina*, October 2017)
- *Building Design & Construction* ranked Rodgers based on 2017 FY Revenues (August 2018)
 - #61 – Top Construction Management Firms
 - #78 – Top Contractors
 - #36 – Top Healthcare Contractors
 - #34 – Top University Contractors
- Contractor of the Year (*ENR Southeast*, July 2013)

Company History

In 1963, Charlotte, North Carolina native and engineer B.D. Rodgers envisioned a company that would build structures of enduring value with integrity and relationships that extend beyond project completion. He left one of North Carolina's oldest architectural firms to start his own construction company with one truck, a superintendent, and \$5,000 borrowed from his life insurance policy. His legacy continues on three cornerstones that define who we are and how we do business: strong leadership, ethical practices and uncompromising standards for safety and quality. "We're extremely proud of what we've built — a company of talented, visionary and client-focused professionals."

In 1988, Pat Rodgers was named President and CEO, and over the past 30 years Rodgers has completed more than \$8 billion in construction projects throughout the Carolinas - now recognized as one of the top woman-owned contractors in the United States.

Leadership & Firm Ownership

P.A. Rodgers - President & CEO

J. Bennett Dellinger - Chief Financial Officer

Eric Reichard - Executive Vice President

J. Steven Phifer - Executive Vice President

David C. Page - Senior Vice President

The Principals detailed above are stockholders of the company. P.A. "Pat" Rodgers is majority stockholder.

Location of Principal Office Supporting This Project

Rodgers Raleigh Regional Office will provide primary support for the Town Hall & Police Headquarters project.

Raleigh Regional Office:

3737 Glenwood Avenue, Suite 360

Raleigh, NC 27612

919.784.0566

In addition to the Raleigh Regional Office, our Headquarters Office will provide secondary support with the Construction Manager (Will Myer) position.

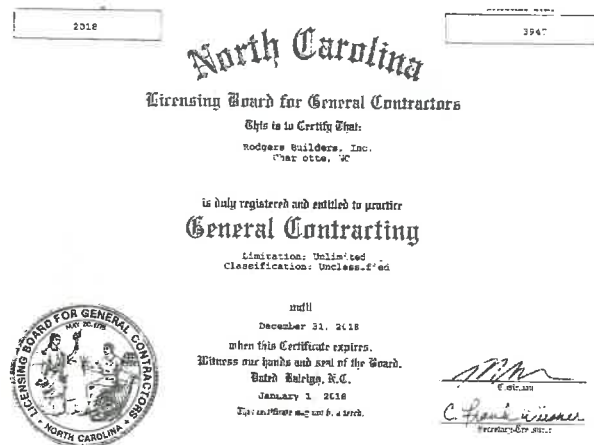
Headquarters Office:

5701 N. Sharon Amity Road

Charlotte, NC 28215

704.534.6044

License



NC General Contractor's License Unlimited &
Unclassified - 3947

Rodgers' Core Values and Vision

Our Passion is Building. This theme underlies everything we do. Rodgers Builders, Inc. was founded in 1963 by Charlotte entrepreneur and engineer, B. D. Rodgers. His principles of strong leadership, ethical business practices and uncompromising standards of safety and quality have led the company to be recognized as one of the top contractors in the nation.

We are a values-driven organization. Rodgers' core values are the foundation for our growth, and include a commitment to the community, the industry, our clients, project team, and employees. Throughout our 54-year history, our commitment to these values has allowed Rodgers to develop relationships with our construction partners that extend beyond project completion.

Our stated mission includes building people who lead and building communities with care, and our President & CEO, Pat Rodgers is a leader and role model for both of these values. She supports innovation, leadership in industry technologies, and encourages Rodgers employees to give back of time and talents to the community and the industry.

Pat sets the example through her own involvement in serving as a volunteer board member in many industry and community organizations.

Governor Bev Perdue presented Pat with the Order of the Longleaf Pine in 2011, one of the highest civilian awards in the State of North Carolina.

Other recent honors include Echo Foundation's Award Against Indifference, the Girls Scouts Hornets Nest Lifetime Achievement Award, the Whitney M. Young award from the Urban League, and the 2017 Lucille Giles Award from Florence Crittenton Services. The Construction Financial Management Association (CFMA) named Pat 2013 Executive of the Year.

We believe that by putting these values into practice, Rodgers and all of our project partners are truly able to build stronger relationships, enduring structures, and better communities to live and work.

OUR MISSION STATEMENT

We build **BUILDINGS** with purpose

PEOPLE who lead

RELATIONSHIPS with integrity

COMMUNITY with care

Rodgers' foundation is built on these core values:

Integrity

We are responsible for your trust in us. We earn it through honesty, dependability, flexibility, and a strong work ethic.

Quality

We pursue excellence with purposeful determination toward product improvement, service, a competitive edge, and employment opportunities.

Satisfaction

We believe in exceeding our clients' expectations with a spirit of enthusiasm and with effective leadership at all levels.

Concern

We care for our employees, clients and community. We maintain a safe work environment. We have zero tolerance for discrimination.

Employee Contributions and Culture of Leadership

As our Mission Statement indicates, Rodgers believes in developing and encouraging people to be valued contributors and leaders in our industry, community, and within our organization. This ultimately benefits our clients and encourages our work teams to be innovative and more fulfilled in their professional contributions.

Below are some examples of Rodgers teams and individuals who have engaged their creativity and passion for construction to build a better product or process and give something back to our industry and community.

Creative Construction Solutions

During construction of the U.S. National Whitewater Center, our project superintendent developed a mechanical device with adjustable arms that economically and efficiently placed the concrete to form the channel slopes. The machine decreased the amount of manpower by two-thirds and increased the amount of dispersed concrete from 200 to 600 linear feet per pour sequence – substantially reducing time and money. Rodgers supported our superintendent in pursuing a patent for the invention.

On another project, the Bechtler Museum of Modern Art, the Rodgers construction team delved into an artistic endeavor to ensure the cultural campus would meet the owner's vision. A sculpture by Niki de Saint Phalle was to be installed in a public outdoor courtyard in front of the Museum. Called Firebird, the mirrored sculpture rises 18 feet. Coordination of the final placement was important; its orientation to pedestrians would affect whether they were drawn into the cultural campus. Lighting had to be positioned correctly to illuminate the Firebird. Rodgers' construction superintendent arranged for a massive Styrofoam block to be delivered on site, and with his team, carved a replica of the sculpture matching its dimensions to a photograph.

The benefactor of the Museum's art collection and its namesake, Andreas Bechtler, was so taken with the replica that he had it moved to his private property.

Involvement in Company-wide Operations

Along with day-to-day operational involvement at a project level, Rodgers team members participate in quarterly company-wide operations meetings where employees give presentations on new processes and best practices so our most innovative and efficient ideas can be shared and vetted by others. Additionally, Rodgers has an internal Green Team where our employees with LEED AP designations can share knowledge and contribute to our sustainability efforts. Similarly, an internal group has become engaged in Lean Construction efforts and has implemented practices on their projects. They meet periodically to share their successes and lessons learned.



Involvement in Community and Construction Industry

Rodgers' employees are passionate about their profession—and about encouraging students to explore careers in the construction industry. For several years, a team of Rodgers employees has mentored high school students through the ACE (Architecture, Construction, and Engineering) Mentor Program.

The ACE program mentors help students review project plans, tour jobsites, build models, and design floor/site plans as part of the program, undertaking real-life challenges within the community and submitting proposals and presentations to illustrate their construction/design solutions.

Rodgers employees are also active in professional associations and industry best practice and learning efforts such as the U.S. Green Building Council (USGBC), the Professional Construction Estimators

Association (PCEA), Carolinas Associated General Contractors (CAGC), Associated Builders and Contractors of the Carolinas (ABCC), the American Concrete Institute, and many more.

Rodgers supports community involvement and the efforts of our project teams in the regions where we work. Recently, a project team in our Raleigh office put together a community service day, taking a Friday out of the office to help an elderly veteran with home repairs projects through Rebuilding Together of Raleigh. On another project, the Rodgers project team put together a walk team to raise funds for a charity supported by their client, and even grilled burgers and dogs at the client's fundraiser to boost interest and engagement.

Our company and many of our employees have partnered with Habitat for Humanity to help build in our communities. Over the past twenty years, we've shared in building houses with several of our clients, as well as sponsoring a women-build event and providing one of our woman project managers to lead the effort. Rodgers also took full sponsorship of a Habitat house for our 40th anniversary and our employees staffed the shifts and coordinated with several of our subcontractors for support.

Valuing Team Contributions

Rodgers believes that partnerships are the key to success. These partnerships encompass our Rodgers team members, our construction partners, and the contracting community at large.

In 2010, Rodgers launched its "B.D. Rodgers Vision Award," a program geared to recognize annually an employee who shares the values and vision of our founder, as demonstrated by their awareness of safety and training, quality, financial stewardship, process improvement and community leadership. The award recipients receive a Steuben art glass piece, a cash prize, and also can select a charity to receive a contribution in their honor.

In 2011, another program was initiated to reward innovation by recognizing three great ideas implemented by employees. One employee created a new bid package manual process that streamlined the process from formatting through subcontract writing,

and is a collaborative effort of the preconstruction and construction teams. Another employee began using a new 3D software in surveying that shows a three dimensional rock profile overlaid on the building foundation plan, and made it easier to review the impact on the project. A third employee created and implemented a punchlist process using iPads to easily track and communicate punch list items.



Whatever it Takes

At a company meeting a few years ago, several of Rodgers employees shared a printed statement from the United States Olympic Training Center in Colorado Springs. An excerpt from the full statement:

"I am committed to doing 'whatever it takes.' The die has been cast. I've stepped over the line. I am out of my comfort zone. The decision has been made. I won't look back, let up, slow down, or back away...I am going to hang on, hunker down, and hug tight because I have committed my life to doing 'whatever it takes.'"

The same passion that helps Olympic athletes perform at their best is the passion that makes our Rodgers project teams the best at what they do, and we look forward to every challenge and opportunity to truly excel.

"We build buildings, but first we build relationships."

***Pat Rodgers,
President & CEO***

3. Relevant Experience



Public Construction Manager-at-Risk

Rodgers has unparalleled public entity Construction Manager-at-Risk (CM-at-Risk) experience that spans throughout the Carolinas. Since 2003, we have grown our public CM-at-Risk portfolio to over \$1.35 billion.

First Time CM-R Users

- **City of Rock Hill**
 - Operations Center
- **Alamance Community College**
 - Advanced Technology Education Center
- **Central Carolina Technical College**
 - Advanced Manufacturing Training Center
- **Greenville Technical College**
 - Enterprise Campus Development
- **City of Gastonia / Two Rivers Utilities**
 - City Water Treatment Plant Renovation/Upgrade
- **Town of Huntersville**
 - Huntersville Town Center and Discovery Place KIDS and Parking Deck
- **City of Kannapolis**
 - City Hall & Police Headquarters
- **Charlotte Mecklenburg Schools**
 - Mallard Creek High School
- **City of Mauldin**
 - Mauldin Sports Center
- **Charlotte Mecklenburg Library**
 - ImaginOn: The Joe & Joan Martin Center
- **University of North Carolina at Wilmington**
 - Cultural Arts Center

New Hanover Regional Medical Center

- Master Plan Implementation

Additional Public CM-R

- **Rowan Cabarrus Community College**
 - Advanced Technology Center
- **Wake County Public School System (2 projects)**
 - Vandora Springs Elementary Expansion
 - Conn Elementary
- **East Carolina University**
 - Croatan Dining Hall
 - Student Services Building
 - Life Sciences Building
- **UNC Charlotte (15 projects)**
 - C.F. Lynch Hall, Phase 8
 - Miltimore Residence Hall, Phase 9
 - Bioinformatics Building
 - Center City Classroom Building
 - James H. Barnhardt Student Activity Center and Dale F. Halton Arena
 - Charlotte 49ers Football Stadium, Judy W. Rose Football Center and McColl-Richardson Field
 - Phase 14 Residence Hall
- **Appalachian State University**
 - College of Health Sciences
- **UNC at Chapel Hill**
 - ITS Building
 - Taylor Student Health Center
- **City of Charlotte**
 - Discovery Place Museum Renovation
 - Charlotte Water Zone 4 Ops Center
 - Spectrum Arena Renovation
 - Charlotte Douglas International Airport
- **Mecklenburg County**
 - LUESA & Woodard Center Renovations
 - Main Library
- **State Construction Office**
 - Western State Data Center
 - NC Governor's Data Center Upgrades
 - NC Zoo Expansion
- **University of North Carolina at Greensboro (4 projects)**
 - Aycock Auditorium Renovation
 - School of Education
 - Dining Hall Renovation
 - Nursing & Academic Building
- **North Carolina Central University**
 - Chidley Residence Hall
- **Clemson University**
 - Greenville One Building
 - Pee Dee Research Facility
- **North Carolina State University**
 - Talley Student Center
- **University of South Carolina**
 - Student Health Center
- **Charlotte Mecklenburg Schools**
 - Hough High School
 - Berryhill / Reid Park K-8
 - Shamrock Elementary School
 - Windsor Park Elementary School



Town of Huntersville

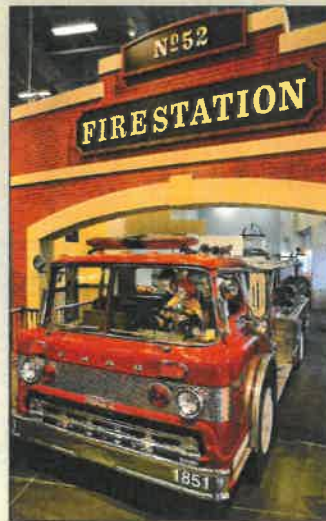
Town Center & Discovery Place KIDS

Huntersville, North Carolina

This mixed-use facility includes town offices, parking and Discovery Place KIDS, which is an interactive learning museum geared for children ages one to seven years old.

Discovery Place KIDS, with its varied exhibition space, is located on the first two levels of the three-story building and the Town of Huntersville's office space fills the top floor. There is a distinctive rotunda that juts out from the rectangular building, providing a colorful entry and lobby for Discovery Place KIDS, and for the town offices the rotunda provides a circular conference room filled with natural light.

The precast parking deck has 290 spaces and brick accents on its stair tower, which replicate the design pattern of the main building.



Total Square Footage

- 48,000 SF Facility
- 82,812 SF Parking Deck

Contract Type

- General Contracting – Negotiated / GMP

Schedule Duration

- 12 months



Town of Huntersville

Town Center & Discovery Place KIDS

Contacts
Michael Jaycocks
Park & Recreation Director
Town of Huntersville
704.875.6541

Construction Cost
\$13,441,405

Construction Duration
05/2009 - 05/2010

Architect:
David Creech
Creech & Associates
704.376.6000



June 1, 2010

Ms. Pat Rodgers, President & CEO
Rodgers Builders, Inc.
5701 North Sharon Amity Road
Charlotte, NC 28215

Dear Ms. Rodgers:

It is a pleasure to write a recommendation letter for Rodgers Builder, Inc. regarding construction management for the Huntersville Town Center Project. The Town of Huntersville is extremely satisfied with the professionalism, workmanship and oversight of the entire project by the staff of Rodgers Builders.

The Town Center Project is a public-private venture with Discovery Place Kids which is scheduled to open July 6, 2010. The project consists of approximately 43,000 square feet of office/museum space, a three-level parking deck and an attractive plaza.

The construction administration/management attention to detail as provided by your team was significant in bringing the project to completion on time and within budget.

It was a pleasure to work Rodgers Builders, Inc. and we plan to utilize their services again in the near future. Thank you for maintaining such a high level of professionalism, integrity and value to our Town Center.

Very truly yours,

A handwritten signature in black ink that reads "Gerald D. Vincent". The signature is written in a cursive, flowing style.

Gerald D. Vincent
Assistant Town Manager



City of Kannapolis

Kannapolis City Hall & Police Headquarters Kannapolis, North Carolina

The Kannapolis City Hall and Police Headquarters is located on the North Carolina Research Campus. The new three-story facility houses the following departments:

- Police Headquarters
(including patrol, investigations, administration, processing and 911 communications)
- City Administration
(including Fire, Public Works and Parks and Recreation)
- City Council chambers
- Community meeting space



Total Square Footage

- 110,000 SF

Schedule Duration

- 20 months

Contract Type

- CM-at-Risk

Services

- Preconstruction
- BIM
- Construction



City of Kannapolis

Kannapolis City Hall & Police Headquarters

Contacts

Eddie Smith
Deputy City Manager
City of Kannapolis
704.920.4308

Construction Cost

\$27,902,473

Construction Duration

03/2014 - 11/2015

Architect:

David Creech, AIA
Creech and Associates
704.376.6000



KANNAPOLIS



April 8, 2014

Ms. Patricia A. Rodgers
President & CEO
Rodgers Builders, Inc.
5701 North Sharon Amity Road
Charlotte, North Carolina 28215

RE: Preconstruction Services Phase
City of Kannapolis - City Hall & Police Headquarters

Dear Ms. Rodgers,

Please accept this letter as an expression of my appreciation for the excellent job your team at Rodgers Builders has done in the preconstruction services phase of our 100,000 square foot Municipal Building project in Kannapolis. Quite honestly, the preconstruction expertise that was presented to the City during the firm selection process was one of the significant reasons we chose your firm to provide construction management services to the City. I must tell you that we have not been disappointed with this phase of the process in any way. Your preconstruction team has been more than competent, highly accurate, flexible, and has provided services in a very timely fashion. We believe that this well-planned, efficiently executed pre-construction process will pay significant dividends to the City as we enter the bidding and construction phase this month.

We are looking forward to our continued relationship as our project moves forward.

Sincerely,


Mike Legg
City Manager

C I T Y O F K A N N A P O L I S

P.O. Box 1199 Kannapolis, NC 28082-1199
246 Oak Avenue Kannapolis, NC 28081

T 704.920.4300

F 704.938.5919

www.cityofkannapolis.com



Mecklenburg County

Valerie Woodard Center Renovations

Charlotte, North Carolina

Rodgers completed a comprehensive renovation to provide new office space for Mecklenburg County agencies. The single-story center is located in a portion of a building already occupied by the County, which required complex phasing and logistics to minimize construction impacts.

The new center has over 100 skylights and a combination of open and private office space. Exterior walls were replaced and consist of brick veneer, metal paneling and glass. A significant amount of sitework was also completed, including repaving and adding green spaces on two sides of the building.



Contract Type

- CM-at-Risk

Project Duration

- 29 months

Total Square Footage

- 290,325 SF Renovation



Mecklenburg County Valerie Woodard Center Renovations

Contacts
Mark Hahn, Director of
Facilities
980.314.2500

Construction Cost
\$61,900,000

Architect:
Little Diversified
Phil Kutner, AIA
704.525.6350

Construction Duration
4/2017- 09/2019



MECKLENBURG COUNTY
Asset and Facility Management

September 11, 2019

Mr. Matthew Seagren
Rodgers Builders, Inc.
400 West Trade Street
Charlotte, NC 28202

Dear Matt,

On behalf of Mecklenburg County, I would like to thank the team of Rodgers Leeper IV for the hard work provided during the renovations to Valerie C. Woodard Center. The construction team's participation in the entire design and construction process has been crucial to the successful completion of such a large undertaking. As you know, the initial phase of construction produced Mecklenburg County's new Community Resource Center prototype which represents an innovation to the way in which County services can be offered to the community. Throughout construction, your team was extremely proactive with help in coordinating the many details required for various complex building systems and maintaining critical schedule milestones throughout multiple requested changes. Members of your team have maintained communication with us through the occupancy of the building and have been essential in making that a smooth transition for so many County staff. The space is beautiful, functional, and has been met with excellent reviews from both staff and visitors. Those of us who "lived in" the building prior to the renovation have a special appreciation for the enormous effort that your team put into this project.

Please extend my heartfelt thanks to your team for an outstanding job in renovations to the County's largest flagship facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Sweat", is written over a blue circular stamp or seal.

Steven D. Sweat AIA | LEED AP
Senior Project Manager

Mecklenburg County Government
Asset & Facility Management Department
Design & Construction Division

PEOPLE – PRIDE – PROGRESS – PARTNERSHIPS

3205 Freedom Drive, Ste. 6000, Charlotte, North Carolina 28208 Phone (980) 314-2500 Fax (704) 432-0633
www.MecklenburgCountyNC.gov

August 19, 2019

Rodgers Builders, Inc.
400 West Trade Street
Charlotte, NC 28202

Dear Matt:

We would like to express our appreciation to you and your team at Rodgers/Leeper for the success of the Mecklenburg County Valerie C. Woodard Center Renovation. As the Construction Manager at Risk, Rodgers has been a vital part of the project team from the beginning. This has had a tremendous benefit to the project to help guide the project from the start to stay on schedule and on budget.

The logistics of doing this level of renovation to the building and site while keeping the earlier completed phases operational is a feat. Rodgers made every effort to keep disruptions to a minimum while maintaining an aggressive schedule for completion and quality craftsmanship.

Any time an older facility undergoes an extensive renovation, unforeseen conditions are discovered. Rodgers/Leeper is to be commended for assisting the owner and design team to find the best solutions expediently and in the most cost-effective manner. Additionally, there were many changes along the way, and Rodgers/Leeper worked as a true team partner to adjust and implement these changes while keeping the project moving forward.

The result is a modern, energy efficient office building, incorporating advanced technology and sustainable design. This building represents a new business model for Mecklenburg County. It is beautiful, functional and has received excellent reviews from visitors and employees.

Sincerely,



Mary King Sullivan, IIDA, LEED BD+C, WELL AP, CDT
Senior Project Manager
Little Diversified Architectural Consulting

Contracted Scope

Description:

The Mecklenburg County Valerie C. Woodard Center is the county's first Community Resource Center where residents can access multiple County agencies and services under one roof. Rodgers Leeper — a Joint Venture between Rodgers Builders, Inc. and R. J. Leeper Construction — was contracted to renovate 300,000 sq. ft. of the once abandoned 1970s mall. The new CRC and offices would provide convenient care to customers and to create better work environments for employees.

Delivery method: Construction Manager at-Risk

Total square footage: 290,325 sq.ft.

Contract value: \$58,114,928.

Duration of project: 20 months

Start Date: April 17, 2017

Completion Date: December 19, 2018

Percentage of self-performed labor: *Rodgers did not self-perform on this project.*



New Mecklenburg County Valerie C. Woodard Center — 3205 Freedom Drive, Charlotte, NC 28208

Project Narrative

History

In 1974, the Freedom Mall opened in Charlotte, NC as the city's second largest shopping center. Revered for many decades as the shopping destination for Charlotte's northwest side, the 300,000 square-foot complex featured over 50 stores, food kiosks, and an indoor community area to host public car shows, fashion shows, and entertainment. The whole facility spanned over 20 acres and was conveniently located nearby I-85 and I-77 interstates, making it an accessible community resource for all.

By the early 2000s, all of the anchor stores abandoned their tenancies, though the mostly deserted mall still functioned as an established community center. Local organizations continued to use the space to reach the Northwest community of Charlotte, offering seasonal flu shots, setting up temporary offices for the Department of Social Services, and during the holidays would feature the area's only African American Santa Claus, which drew large crowds from all over the greater Piedmont region.

In 2003, Mecklenburg County purchased the waning Freedom Mall and announced plans to continue the mall's legacy as a community resource center for the Northwest Charlotte community.

The old mall would become the pilot facility for a new \$165 million Government Facilities Master Plan called "Bringing Mecklenburg



County to You." This initiative created a system of Community Resource Centers (CRCs) that provide a continuum of County services under one roof, accessible to the most underserved regions of the county.

The Need

In August 2014, [The Charlotte Observer](#) reported that "pockets of intense poverty had mushroomed throughout Mecklenburg County for [over a decade], with 1 in 4 residents living in a distressed neighborhood in 2010, up from 1 in 10 in 2000. These neighborhoods have at least 20 percent of residents living below the federally established poverty level – for a family of four, a yearly household income of \$23,850 or less."

If the Valerie C. Woodard CRC model succeeded, the county planned to roll out five additional CRCs throughout the county to better serve these neighborhoods.

The nearly 300,000 sq.ft. center would conveniently house six county agencies and their corresponding programs and services, including:

- *Community Support Services*
- *Office of Tax Collector & County Assessor's Office*
- *Offices of County Personnel*
- *Asset and Facility Management (AFM)*
- *Children's Development Services*
- *Environmental Health*

The center would also house secured storage for the Mecklenburg County Department of Elections and a large community conference center accessible to all the County departments and the public.

"From public health and veteran services to prevention and intervention for community or domestic violence ... the [new] Valerie C. Woodard Center is a community resource center where residents can access multiple services under one roof," said Arts and Science Council communications manager Bernie Petit.

Schedule

As the model project for the county's new "Bringing Mecklenburg County To You" initiative, the owner was eager to test the new CRC model in order to plan for future county facilities. The owner requested to move into the facility as soon as possible so they could determine if any changes should be made before duplicating the design. To accommodate their schedule, the project was divided into two Phases:

Phase I began with the renovation of the 60,000 sq.ft. that would become the Community Resource Center (CRC) of the Valerie C. Woodard Center. The CRC provides vital community services including:

- Simplified Nutrition Assistance Program (SNAP)
- Medicaid
- Temporary Assistance for Needy Families (TANF)
- Emergency assistance
- Child Support Enforcement services
- Veterans Services
- Women, Infants and Children (WIC) services
- Immunizations
- Care coordination for Children and Pregnancy Care Management

Phase I construction of the CRC completed in April 2018 and was turned over to the owner on time in May 2018. The CRC officially opened to the public in June 2018. Within its first three months of opening, Mecklenburg County reported that nearly 30,000 people were served via the CRC's amenities.



Mecklenburg County Commissioners attend a ribbon cutting commemorating the opening of the CRC on October 17, 2018.

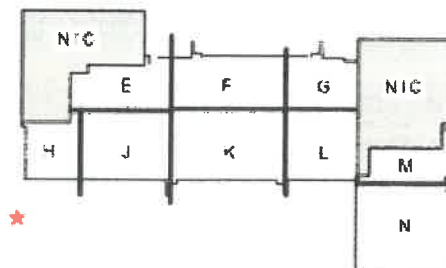
Phase II of construction continued in May 2018 with the remaining 200,000 sq.ft. of the Valerie C. Woodard Center which was divided into the Ashley Wing, the Freedom Wing, the exterior building skin, and exterior parking lot, landscaping and hardscape. Phase II completed on time in December 2018, with the Ashley and Freedom wings being occupied by the county by January 2019.

The entire contracted project finished ahead of schedule and on budget.

"This is going to change the way we do business, focusing on delivering services to where our customers live. We want to move away from the big campus approaches and have community-based delivery. The police and fire departments do it. So do libraries and parks. Why not do it with human services?" – Dena Diorio, Mecklenburg County Manager."

Quality Control

Rodgers divided the construction footprint into sections labeled E-N. The different sections represented where each of the different departments, conference rooms and storage spaces would eventually be housed.



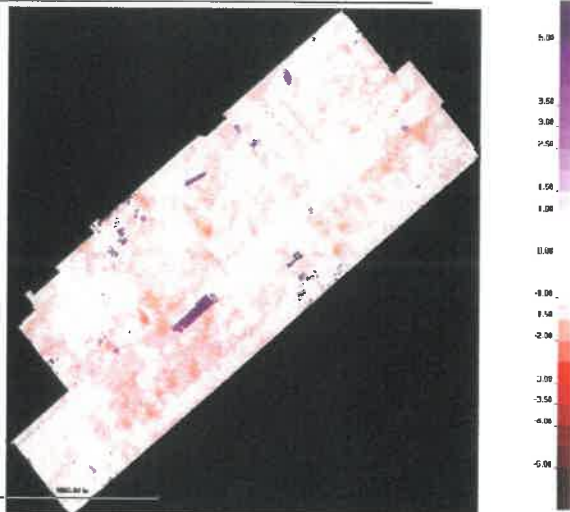
This system helped the team track completion of the different areas, communicate progress to the owner and various department leads, develop and address the punch lists for each department, and monitor quality control in these sections.

Technology - BIM

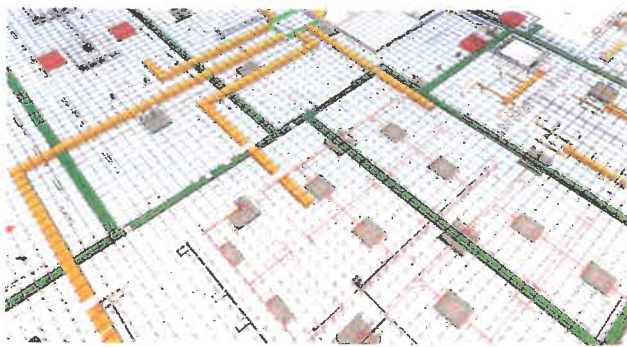
After a thorough two-year Preconstruction process, construction began on April 17, 2017. The first day of construction started with scanning the entire facility for full Building Information Modeling (BIM) coordination.

Looking at a modeled elevation map of the floor, Rodgers' in-house Virtual Design Construction services team determined the original slab needed to be surface coated and minor elevation repairs, but it was otherwise in good shape.

V.C. WOODARD - FLOOR INSPECTION MAP



This information prevented the team from needing to demo the entire slab, saving time and budget.



A raised floor was designed throughout the project allowing all HVAC, electrical, and teledata to run hidden under the subfloor

The slab would then go on be trenched for new plumbing, resealed and prepared to house all of the HVAC system and teledata under the new raised floor system that was planned for the entire footprint of the design. This would be the largest raised floor project Rodgers has ever worked on to date. Details of the flooring system are included in the Finished Product section of this award.

In addition to preparing the floor, the unoccupied interior was taken down to the studs and structural upgrades were made to reinforce the existing roof structure with new steel columns. Outside, new concrete footings were added to the exterior walls and the entire building perimeter was expanded by a few feet, which required a new exterior skin and walls for the former mall's façade.

Throughout the project's progress, the VDC team conducted regular BIM checks of the building and progress.

On Day 1 of construction, Rodgers' VDC team scanned the old Freedom Mall in its original state, creating a mock up for the future office space.

BEFORE:



AFTER:



Difficulty of Project

Occupied Facilities

In the mid-2000s, shortly after the county acquired the old Freedom Mall, Mecklenburg County made some minor renovations to two pods of the former mall and immediately relocated the AFM team and Department of Social Services to one part of the building, and the IT Systems and Elections Department to another part.

As these areas were still active and occupied departments at the time of the renovation, the project team had to take extra care in working in an occupied space.

In the early stages of construction, major demolition to the project was taking place in the middle of the facility. The project team identified interior walls that connected to active office environments. When construction would reach these areas, "loud" or disruptive work needed to be scheduled so the project team did not interrupt county services.



For instance, water feeds had to be shutdown to reroute piping. So not to interrupt the County's services during the day, construction work was completed at night and on the weekends.

Since the building was home to the County's IT headquarters, the project team also had to carefully work around existing data lines and the main electrical hub that ran through the construction zone.

Occupant Communication

Once Phase I of the CRC was completed, hundreds of people were occupying the space every day for work and seeking services and information.

Within the new CRC services, each of the government entities also had their own teams and chain of command. This created a complex owner communication process where hundreds of people were involved with gathering and providing information to the project team.

To keep communication streamlined, the owner and project team identified the County's on-site Senior Project Manager to be the facility's point of contact. All communication from the occupants was required to go through him, which would then be relayed to the appropriate project representative.

Coordination

With so many people driving on and off the project site every day, the exterior parking lot also presented a lot of challenges around staging and logistics coordination.

In the parking lot, an abandoned restaurant was torn down creating large areas of blocked parking and traffic patterns. Helping staff and customers travel safely and effectively through these zones was the top priority.

Clear directional signage for marking parking, exits and entrances was imperative to the project, and extensive coordination with the owner was required to minimize logistical impacts.



Temporary signage was installed to assist visitors with navigation.

Quality of Finished Project

The details in the Valerie C. Woodard project reflect the Center's purpose as a community resource center. The goal was to build more than just a concert government building, but create an inviting, accessible and warm environment.

The Front Porch

Guests are welcomed to the CRC in the front area called The Front Porch. Designed to be a hospitable gathering place, the CRC's Front Porch features wood ceilings, natural light from floor-to-ceiling windows, rocking chairs and comfortable seating, and earthy jewel tones inspired by the lush Carolina landscape. The space was designed with the customer in mind, featuring an open environment with no lines, but a personal greeting. Other amenities include, "an electronic kiosk check-in, cross service coordination, expedited processes for simple transactions and access to partner agencies." (Mecklenburg County)



Bilingual Signage

According to the 2018 population estimates from the U.S. Census Bureau, around 14% of Mecklenburg County's population is Latino. To accommodate growing populations, particularly in Charlotte's Northwest corridor, all of the signage at Valerie C. Woodard is in both English and Spanish.

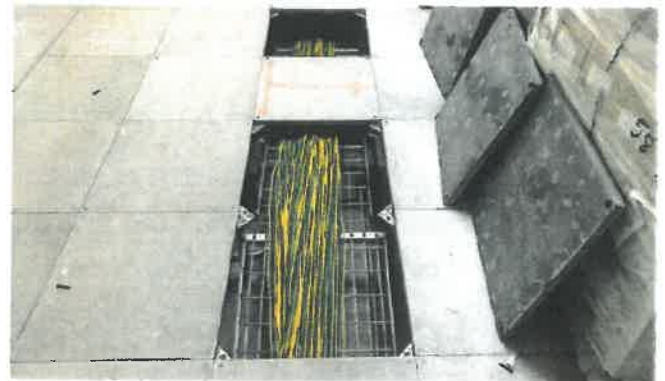
The project team collaborated with the design team at Little and Mecklenburg County to ensure all navigation was available in both languages, taking care to note potential variations in the language.



Raised Floor

Throughout the project, the Valerie C. Woodard Center featured a raised floor. The space between the cement slab and the floor tiles housed all of the HVAC system and teledata for the Center. The empty space between the panels and the subfloor acts as a plenum chamber to dispense conditioned air evenly throughout the building.

This created a clean, open structure overhead. The empty space between the panels and the subfloor also served as a plenum chamber, supplying cool conditioned air throughout the building.



The Roof

With about 300,000 sq.ft. of roof, just one inch of rain would generate nearly 170,000 gallons of water. Multiple drains and pipes were needed to help dispel rain off the roof quickly. The team found a special siphon drainage system that used centrifugal force to create a funnel of water. This system acts like a suction, keeping air out of the pipes to move larger volumes of water more efficiently.

Despite the large footprint of the roof, this system still required less drains and pipes than a standard draining system. This effectively saved \$250,000 in the budget, and also created a more effective system for gathering rainwater.

During construction of a new roof cap, the Rodgers project team also reengaged an existing water retention system and tied it into the new siphon drainage system. With more efficient drains and increased water flow velocity, more rainwater could be collected into irrigation cisterns. This water was then used to help irrigate the landscaping incorporated around the facility. Should the rainwater cisterns be depleted, the city could then supplement additional irrigation with public water.

“Mecklenburg County has not invested in facilities for employees for many, many, many years. This [Center] is an opportunity for us to give our employees nice work spaces, state-of-the-art equipment and really invest in them, as well as sending a message to our community that when somebody accesses our services, it shows we take pride in the surroundings and facilities that we have here in the County.”

— Dena Diorio

Energy and Resource Conservation

In addition to the rainwater drainage and collection system, other Green features were incorporated to help conserve energy and resources. Being such a large facility, the interior spaces of the Center did not receive much natural light. More than 135 solar-sensor skylights were incorporated into the design. Each skylight's dome would turn throughout the day with the sun's movement, tracking optimum reflection to produce as much light as possible in the dark interior.

In addition to adding light to dark spaces, the team also had to control too much light and heat in areas near windows. All the light fixtures in the space featured daylight harvesting technology. The fixtures would automatically dim if a sufficient amount of natural light was already present.

All windows also featured a daylight control automated shading system. Designed to maximize natural daylight, increase energy efficiency, and improve building energy management, these shades predict the sun's position based on date, time, building GPS location, and window orientation. Rooftop radiometers monitored real-time sky conditions to determine the smart shades' positions based on real-time weather conditions.



Solar tracking skylights were installed to provide natural light to the dark interiors located in the center of the building.



An automated shading system predicts the sun's position to maximize natural light and conserve energy.



Customers at the new County Tax Office do not wait in lines, but have access to comfortable seating in flexible waiting areas.

Preparations for Pillar of Dreams

The final touch to the Valerie C. Woodard Center was a public art commission contracted in partnership with Mecklenburg County and Charlotte's Arts and Science Council. Created by artist Mark Fornes, the sculpture, titled Pillar of Dreams, is meant to "not only to provide an experiential icon for the Valerie C. Woodard plaza, but to provide a restful and welcoming gathering space for friendly interactions and quiet moments of reflection." (Arts and Science Council)

It features eight golf ball-like towers that are made of 3,500 individual sheets of aluminum, held together by 54,000 rivets. Inside the hollow structure, blue and pink colors pop against the white exterior.

In preparation for the public art piece, Rodgers prepared the foundation and electrical work ahead of the sculpture's arrival.



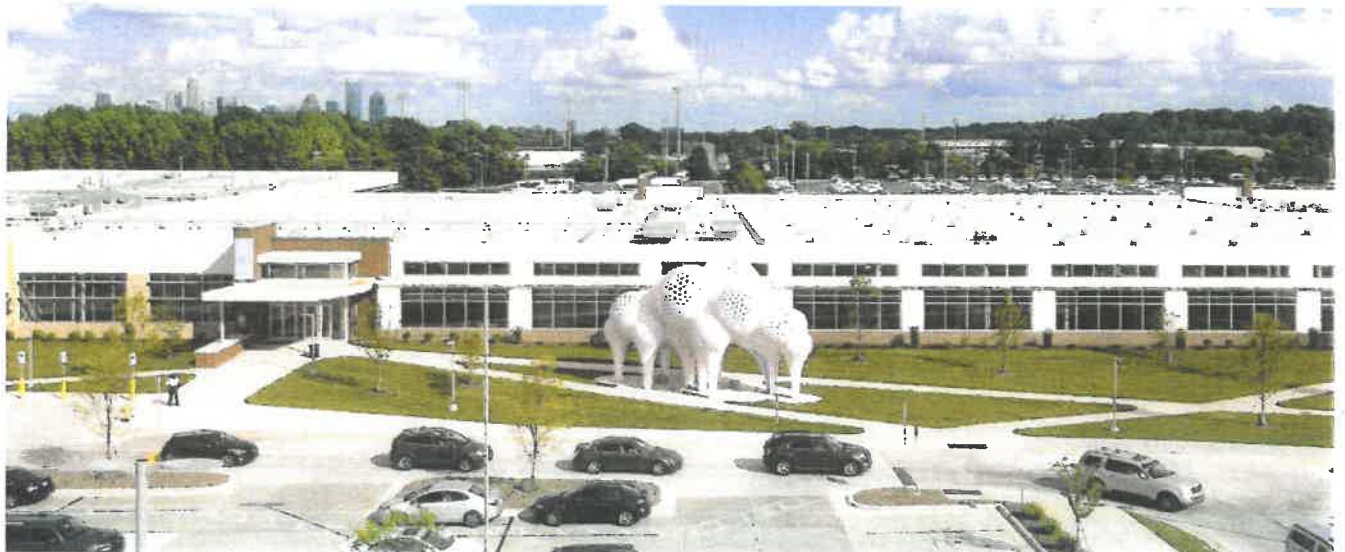
Summary

The Mecklenburg County Valerie C. Woodard Center is the County's first Community Resource Center (CRC) where residents can access multiple County agencies and services under one roof. Once an abandoned 1970s mall, nearly 300,000 sq.ft. were renovated to house the new CRC and County services, providing convenient community resources to customers and to create better work environments for employees.

BEFORE: The abandoned Freedom Mall once served the city's Northwest Corridor as the second largest shopping center in Charlotte. It was purchased by Mecklenburg County to become the new Valerie C. Woodard site.



AFTER: The new Valerie C. Woodard Center, 3205 Freedom Dr, Charlotte, NC 28208.





Mecklenburg County

LUESA Customer Service Center & Office Renovation

Charlotte, North Carolina

Rodgers renovated office space for the relocated Land Use and Environmental Services Agency Office of Mecklenburg County. The renovated space includes five stories. Dedicated space on the first floor includes customer service engagement and lab space for soil and water testing. Upper floors include office space, conference areas and lecture rooms.

Through adaptive reuse, this project was able to breathe new life into an existing building by reinventing the original space to meet the needs of the new customer service center. Originally built in 2008 for a private law school, the building has been transformed to include state-of-the-art technology and office space to serve Mecklenburg County residents.



Contract Type

- CM-at-Risk

Total Square Footage

- 100,000 SF renovation

Project Highlights

- 4 month duration
- 5 separate phases

Services

- Preconstruction
- Construction



Similar components to XXX project:



Mecklenburg County LUESA Customer Service Center & Office Renovation

Contacts
Mark Hahn, Director of
Facilities
980.314.2500

Construction Cost
\$3,900,000

Construction Duration
09/2015 - 01/2016

Architect:
John Gaulden, AIA
Gensler
704.377.2725



Received

MAY 12 2016

RODGERS

MECKLENBURG COUNTY
Land Use and Environmental Services Agency
Code Enforcement

May 4, 2016

David Page, Senior Vice President
Rodgers
5701 N. Sharon Amity Rd.
Charlotte, NC 28215

Dear David:

On behalf of everyone who works in Code Enforcement in Mecklenburg County, I'd like to thank Rodgers for being one of our heroes! We are most appreciative of your commitment to collaboration, and it is a commitment we share.

This month, we're celebrating Building Safety Month, and we're recognizing individuals and organizations in our community whose work promotes and protects the safety of our citizens in the built environment. I am pleased to tell you we have chosen Rodgers as a 2016 Code Hero!

So, what does this mean for you? Well, for starters, we'd love it if you could join us for the Building Development Commission meeting at 3 p.m. May 17 at our new offices on Suttle Avenue, so we can thank you in person. With your permission, we would also like to publicize this recognition on our website, social media, in our next annual report, and other department literature. Our goal is to generate coverage that highlights the importance of our partnership with our customers in building a safe and thriving community.

Code Enforcement's Outreach Administrator, Shannon Clubb, will contact you in the next few days to follow up.

Congratulations, and thank you for the work you do to build a safe Mecklenburg County!

Sincerely,

A handwritten signature in blue ink, appearing to read "James N. Bartl", is written over a large, stylized blue ink flourish that spans across the signature line and extends to the right.

James N. Bartl, AIA
Director



City of Rock Hill

Operations Center Rock Hill, South Carolina

The City of Rock Hill Operations Center sits on a 45-acre employee campus that houses seven buildings. Services based here include divisions for Stormwater, Sewer and Water; Electric, Utility, Streets, Roadways and Traffic Signals; Sanitation and Recycling Collection. Additional departments include Purchasing and Warehousing; Fleet Services, Garbage; and Parks, Recreation and Tourism.

Square footage by department is:

- Equipment Sheds – 73,000 SF
- Purchasing – 58,000 SF
- Shops, Offices, Locker Rooms, Work Areas – 54,000 SF
- Administration – 35,000 SF
- Fuel Station – 4,000 SF
- Covered Materials Storage – 1,800 SF
- Vehicle Wash – 1,500 SF



Contract Type

- CM-at-Risk

Total Square Footage

- 227,300 SF

Project Duration

- 18 months

RODGERS

Our Passion is Building®



City of Rock Hill Operations Center

Contacts
James Bagley
City of Rock Hill
803.329.5518

Construction Cost
\$24,463,860

Construction Duration
01/2010 - 10/2011**

Architect:
Mark Humienny
IBI Group
919.851.4210





July 17, 2017

To whom it may concern,

The City of Rock Hill, SC completed the construction of a new Operations Center with Rodgers Builders, Inc. which was constructed under the City's first Construction Manager at Risk venue. The project consisted of the complete site development of a 45-acre site, into 7 different structures totaling over 227,000 square feet of space. The overall project took 18 months to complete.

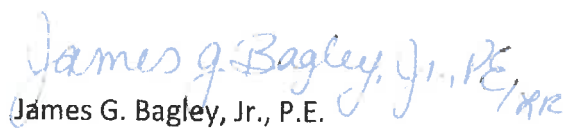
It is my pleasure to recommend Rodgers for the management they provided on this project. From the day they were selected as our Construction Manager, they expertly managed all facets of both preconstruction and construction activities. From the overall budget, to schedule management, to coordination during the post occupancy move-in, Rodgers always brought a "can-do" attitude with many creative solutions. In my 29 years of employment with the City this was the most important project that came in significantly ahead of schedule and way under budget.

The entire project team was highly motivated to learn as much about us and our needs as they could, in order to develop alternate plans and adapt the master schedule to meet our requests. I found them highly dependable, and would recommend them without hesitation for projects of this nature.

Please feel free to call me with any questions at (803) 329-5518, or to discuss further.

Respectfully,

CITY OF ROCK HILL


James G. Bagley, Jr., P.E.
Deputy City Manager

OPERATIONS CENTER

757 S. ANDERSON ROAD, P.O. BOX 11706
ROCK HILL, SC 29731-1706 803-329-7000





City of Charlotte – Charlotte Water

Zone 4 Field Operations Center

Charlotte, North Carolina

The Zone 4 project will include a new operations center to replace the original facility built in 1972. Additional, pre-engineered metal structures will also be constructed in order to house open storage, crew storage, raw materials bunkers, two combination trucks, a fabrication shop, and two fleet maintenance bays.

The project will also include demolition of existing facilities in a phased approach so as to minimally impact or impede current operations on the site. The project may also include roadway improvements.



Contract Type

- CM-at-Risk

Total Square Footage

- 64,000 SF Ops Center
- 41,000 SF Additional Structures

Project Duration

- 15 months

Services

- Preconstruction
- Construction
- BIM

Contacts

Tony Martin, PE
Engineering Project Manager
City of Charlotte
(Charlotte Water)
704.336.1053

Architect:
Gary Beal, AIA
C Design
704.333.0093



City of Charlotte – Charlotte Water Zone 4 Field Operations Center

Contacts

Tony Martin, PE
Engineering Project Manager
City of Charlotte
(Charlotte Water)
704.336.1053

Construction Cost

Currently in Preconstruction

Construction Duration

Currently in Preconstruction

Architect:

Gary Beal, AIA
C Design
704.333.0093

4.-6. Proposed Project Team & References

Angier TOWN OF CREPE MYRTLES

Town of Angier Town Hall & Police Headquarters



PROJECT EXECUTIVE
TODD JOYCE



PEER ADVISORY
WILL CAULDER

Preconstruction Phase



PRECONSTRUCTION
TEAM LEADER
THOMAS DUNNING



ESTIMATOR
YAN HIGGINS



CONSTRUCTION
MANAGER
WILL MYER



SENIOR PROJECT
MANAGER
BRANDON SALLEE

Construction Phase



SUPERINTENDENT
BOBBY JONES

CORPORATE RESOURCES



VDC INTEGRATED
MANAGER
VIRGINIA SUTTON



HUB MANAGER
JENENE SEYMOUR

HUB Program Management

VDC/BIM

Information Technology

Quality Program

Jobsite Safety Program

CORPORATE COMMITMENT



PRESIDENT & CEO
PAT RODGERS

Proposed Team

Todd Joyce

Project Executive



- Construction industry experience since 1994
- Joined Rodgers in 2013
- Bachelor of Architecture – Virginia Polytechnic Institute and State University
- ASHE Healthcare Construction Certificate
- OSHA Training Program: 10-hour

As project executive, Todd is responsible for supporting project operations. In conjunction with the project manager, he has direct customer contact during the preconstruction and construction phases. Todd is also responsible for project mobilization, procedural development and implementation, and interfacing responsibilities with the design team.

Featured Projects

1. UNC Healthcare; Chapel Hill, NC — \$60M

Eastowne MOB & Parking Deck - Six-story, 150,000 SF MOB and a six-story, 218,995 SF parking garage with 652 spaces. Scope includes demo of four existing buildings. Building 500 will remain occupied and operational.

2. Wake Technical Community College; Raleigh, NC — \$35M

RTP Campus Classroom Building II - 80,000 SF, ground-up, four-story building on the Research Triangle Park Campus. Features include general classroom space as well as additional specialty areas.

3. Wake Forest Baptist Health; Bermuda Run, NC — \$52.3M

Davie Medical Center – Medical Plaza I – 60,000 SF, 4-story Medical Office Building. Medical Plaza II – 95,500 SF, 3-story Hospital consisting of 88 acres of overall site development.

4. Duke Health; Durham, NC — \$74.3M

Duke Regional Hospital Expansion – mechanical space, an ED expansion and a behavioral health ED, shell space for a future CCU expansion and a behavioral health inpatient unit.



Additional Experience

- NC Dept. of Military & Veteran's Affairs – Kernersville State Veterans Home; Charlotte, NC
- Wake Forest Baptist Health – Davie Medical Center; Winston-Salem, NC
 - Medical Plaza I (Hospital)
 - Patient Tower Expansion
 - OR Vertical Expansion
- New Hanover Regional Medical Center – Outpatient Cardiology Center; Wilmington, NC
- Duke University Health System – Duke Medicine; Durham, NC*
 - North Concourse (Adjoins Duke Medicine Pavilion with Duke North Hospital)
 - Duke Cancer Center, Phase 1 and 2

- Duke Medicine Pavilion
- Adult and Pediatric Emergency Department Addition and Renovation
- MRI Renovation and Roof Replacement
- Moses Cone MedCenter Kernersville; Kernersville, NC*
- Randolph Hospital – Outpatient and Cancer Center; Asheboro, NC*
- Raleigh Community Hospital – Same Day Surgery Addition; Raleigh, NC*

* Projects prior to joining Rodgers



- *Joined Rodgers in 2005*
- *Construction industry experience since 2005*
- *B.S. Civil Engineering – University of North Carolina at Charlotte*
- *A.A.S. Architectural Engineering – Alfred State College, Alfred, NY*

Will's responsibilities as construction manager include leading the onsite Rodgers' project operations staff during the preconstruction and construction phases. He will maintain the continuity as the preconstruction phase transitions into the construction phase. He will also establish and execute construction phase subcontracts, proactively manage construction with the onsite operations staff, and control communication to the Owner and design team.

Featured Projects

1. **City of Kannapolis; Kannapolis, NC — \$26.3M**
Kannapolis City Hall and Police Headquarters – 3-story, 112,000 SF building will house city administration, police headquarters, city council chambers, and meeting space.
2. **Town of Huntersville; Huntersville, NC — \$13.4M**
Huntersville Town Center and Discovery Place KIDS – 48,000 SF mixed-use facility with offices, parking, and Discovery Place KIDS, which is an interactive learning museum.
3. **Town of Huntersville; Huntersville, NC — \$6M**
Indoor Recreation Center that will have basketball courts, interior offices, conference rooms and a reception area. The building is located on a 10-acre site and will include parking.
4. **City of Gastonia; Gastonia, NC — \$26.9M**
Franklin Urban Sports & Entertainment (FUSE) Complex – 57,300 SF structure, 134,000 field on a 16 acre site. A multi-purpose stadium built to suit sports such as: baseball, softball, soccer, lacrosse etc. Stadium will also be used to host: concerts, adjoining retail, commercial and office space.



Additional Experience

- Davidson College – Lula Bell Building Renovation; Davidson, NC
- BB&T Ballpark – Charlotte Knights Stadium; Charlotte, NC
- Chiquita Brands International, Inc. – New Headquarters Upfit (5 floors); Charlotte, NC
- Town of Huntersville; Huntersville, NC
 - Huntersville Town Center and Discovery Place KIDS and Parking Deck
- Panthers Stadium, LLC; Charlotte, NC
 - Perimeter Security Upgrades
 - Concourse 500 Improvements
- Foundation For The Carolinas – Headquarters Renovation (Center City Charlotte – 2011) (80,000 SF); Charlotte, NC
- U.S. National Whitewater Center – Olympic Training Facility and Public Recreation Complex; Charlotte, NC
- Lowe's Companies – Customer Support Center – Headquarters Expansion, Phase III; Mooresville, NC
 - Two, 7-level Corporate Office Towers (738,000 SF)
 - Two, 6-level, 1,250-space parking decks
 - Central Energy Plant (17,000 SF)
 - Site/Infrastructure/Bridge and Roadway System



- Construction industry experience since 2005
- Joined Rodgers in 2006
- B.S., Construction Management with a minor in Business – East Carolina University
- OSHA Training Program: 30-hour

As senior project manager, Brandon's responsibilities include overall onsite project management during the construction phase, maintaining continuity as the construction phase transitions to occupancy. He will coordinate construction subcontracts, proactively manage construction—developing and maintaining CPM progress schedules, and control communication to the field. In addition, Brandon is responsible for material and subcontract procurement and initiating/maintaining management information systems and cost control.

Featured Projects

- 1. UNC Healthcare; Chapel Hill, NC — \$60M**
Eastowne MOB & Parking Deck - Six-story, 150,000 SF MOB and a six-story, 218,995 SF parking garage with 652 spaces. Scope includes demo of four existing buildings. Building 500 will remain occupied and operational.
- 2. Nash Health Care; Rocky Mount, NC — \$18.9M**
Nash General Hospital Women's Center – 47,048 SF facility has 4 triage/consulting rooms, 6 birthing suites, 16 postpartum rooms and 12 special care nursery rooms.
- 3. CarolinaEast Health System; New Bern, NC — \$40.7M**
CarolinaEast Medical Center Maternal-Child and ED Expansion and Renovation – Approximately 160,000 SF, including a new 3-level building and phased renovations.
- 4. City of Charlotte; Charlotte, NC — \$12.5M**
Discovery Place Museum Expansion & Renovation Program – Updated exhibit space finishes and mechanical systems, added 3-D science theater, 20,000-gallon aquarium, and entry marquee.



Additional Experience

- North Carolina Specialty Hospital – Sterile Processing Expansion; Durham, NC
- Winston-Salem State University – Science & General Office Building; Winston-Salem, NC
- Carteret Health Care – Specialty Pavilion and Hospital Vertical Expansion; Morehead City, NC
- LifePoint Hospitals – Oncology Center at Maria Parham Medical Center Renovation & Addition; Henderson, NC
- Appalachian State University – Schaefer Center of Performing Arts Renovation; Boone, NC
- Chiquita Brands International, Inc. Corporate Headquarters (NASCAR Plaza) (130,000 SF); Charlotte, NC
- Humana, Inc. – Humana Marketpoint Interior Office Upfit; Columbia, SC
- Grier, Furr & Crisp Interior Renovation; Charlotte, NC
- Cassidy Turley – Office Upfit; Charlotte, NC
- The University of North Carolina at Greensboro – Aycock Auditorium Comprehensive Renovation and Restoration; Greensboro, NC
- Northeastern University – Charlotte Satellite Campus Upfit (One Independence Center); Charlotte, NC
- Johnson & Wales University – School of Business Upfit; Charlotte, NC



- Construction industry experience since 2012
- Joined Rodgers in 2015
- Construction Engineering and Management – North Carolina State University
- OSHA Training Program: 30-hour

As superintendent, Bobby is responsible for decisively assembling, motivating and monitoring subcontractor work crews to meet committed schedule milestone dates; forecasting materials and manpower requirements to meet cost objectives and quality specifications; coordinating production and installation schedules; dealing tactfully and persuasively with subcontractors and field crews; field engineering and site layout.

Featured Projects

- 1. UNC Healthcare; Chapel Hill, NC — \$60M**
Eastowne MOB & Parking Deck - Six-story, 150,000 SF MOB and a six-story, 218,995 SF parking garage with 652 spaces. Scope includes demo of four existing buildings. Building 500 will remain occupied and operational.
- 2. Vidant Health; Greenville, NC — \$130.2M**
Cancer Care at the Eddie and Jo Allison Smith Tower – 6-story, 418,000 SF Cancer Center and Patient Bed Tower that will have 96 inpatient rooms, an imaging center, infusion and radiation treatment clinics, pharmacy, and labs.
- 3. CarolinaEast Health System; New Bern, NC — \$40.7M**
CarolinaEast Medical Center Maternal-Child and ED Expansion and Renovation – Approximately 160,000 SF, including a new 3-level building and phased renovations.
- 4. Wake Technical Community College; Raleigh, NC — \$35M**
RTP Campus Classroom Building II - 80,000 SF, ground-up, four-story building on the Research Triangle Park Campus. Features include general classroom space as well as additional specialty areas.



UNC Healthcare – Eastowne MOB I & Parking Deck
Chapel Hill, North Carolina



Wake Technical Community College – RTP Campus Classroom Building II
Raleigh, North Carolina



- Construction industry experience since 1999
- Joined Rodgers in 2007
- B.S., Construction Management – East Carolina University
- CICTI - Certified Healthcare Manager
- OSHA Training Program: 10-hour

As preconstruction Team Lead, Thomas oversees the preparation of all detailed cost analysis and budgets. He will lead all design stage review meetings and facilitate all communications between the design team and Owner regarding the design/cost evolution of the project. Additional responsibilities include: process leadership, design coordination and management and procurement forecasting and strategy.

Featured Projects

- 1. City of Kannapolis; Kannapolis, NC — \$26.3M**
Kannapolis City Hall and Police Headquarters – 3-story, 112,000 SF building will house city administration, police headquarters, city council chambers, and meeting space.
- 2. City of Charlotte; Charlotte, NC — \$45M**
Charlotte Water Zone 4 Field Operations Center - 36,000 SF new ops center to replace the original facility. 20,000 SF additional structures will house open storage, crew storage, raw materials bunkers, two combination trucks, a fabrication shop and two fleet maintenance bays.
- 3. City of Gastonia; Gastonia, NC — \$26.9M**
Franklin Urban Sports & Entertainment (FUSE) Complex - 57,300 SF structure, 134,000 field on a 16 acre site. A multi-purpose stadium built to suit sports such as: baseball, softball, soccer, lacrosse etc. Stadium will also be used to host: concerts, adjoining retail, commercial and office space.
- 4. Town of Huntersville; Huntersville, NC — \$6M**
Indoor Recreation Center that will have basketball courts, interior offices, conference rooms and a reception area. The building is located on a 10-acre site and will include parking.



Additional Experience

- Central Piedmont Community College – Merancas Campus Classroom Building; Huntersville, NC
- Wake Forest University – Alumni Hall Renovation; Winston-Salem, NC
- Davidson College; Davidson, NC
 - New Academic Building
 - Knobloch Campus Center
 - Athletic Center
- Johnson & Wales University – Student Center; Charlotte, NC
- University of North Carolina at Charlotte – Center City Classroom Building; Charlotte, NC
- Queens University of Charlotte – Levine Center for Wellness & Recreation; Charlotte, NC
- Appalachian State University – Schaefer Center for Performing Arts; Boone, NC
- Chiquita Brands International, Inc. – New Headquarters Upfit (5 floors); Charlotte, NC
- Premier, Inc. – National Headquarters and Data Center (250,000 SF); Charlotte, NC
- City of Charlotte – Discovery Place Museum Renovations; Charlotte, NC
- Charlotte Knights – BB&T Ballpark (Triple A Baseball Stadium); Charlotte, NC



- Construction industry experience since 2002
- Joined Rodgers in 2016
- B.S., Construction Management – Brigham Young University

Yan's current responsibilities directly involve her with customers; she will work with the Preconstruction Team Leader through all phases of preconstruction: conceptual, schematic, design development and final construction documents.

Featured Projects

1. **Wake Technical Community College; Raleigh, NC — \$35M**
RTP Campus Classroom Building II - 80,000 SF, ground-up, four-story building on the Research Triangle Park Campus. Features include general classroom space as well as additional specialty areas.
2. **East Carolina University; Greenville, NC — \$73.3M**
Life Sciences & Biotechnology Building - 140,000 SF building that will house interdisciplinary programs that involve external partners, faculty and students from biology, chemistry and biomedical/process engineering.
3. **University of Charlotte at Greensboro; Greensboro, NC — \$93.2M**
Nursing Instructional Building & South Chiller Plant - 180,000 SF nursing instructional facility, built on the demolished site of the existing McIver Building. Includes a laboratory and support space, academic teaching facilities and offices, including a stand-alone chilled water plant.
4. **Winston-Salem State University; Winston-Salem, NC — \$43.3M**
Science and General Charlotte Building - 6-level, 131,000 SF building that will have classrooms, labs, offices and a lecture hall, along with a 3-story open atrium. LEED registered.



Additional Experience

- Vidant Health ; Greenville, NC
 - HDU 1 East and GI ERCP Renovation (Precon)
 - Cancer Tower 5th & 6th Floor Upfit
- Wells Fargo Bank, N.A. – Raleigh Corporate Center Building B & C Renovations; Charlotte, NC
- Wake County Public School System; Raleigh, NC
 - Vandora Springs Elementary Expansion & Renovation
 - Conn Elementary School
- City of San Jose; San Jose, CA*
 - Almaden Community Center and Library
 - Healthcare Center
 - San Jose West Valley Public Library
- Evergreen School District – San Jose Evergreen Elementary School; San Jose, CA*
- South County Morgan Hill Courthouse and Justice Center; Morgan Hill, CA*

***Projects completed prior to joining Rodgers**



- Construction industry experience since 2007
- Joined Rodgers in 2013
- B.S., Civil Engineering – Cornell University

Virginia's responsibilities include creating Virtual Construction (Building Information Modeling) for preconstruction and construction projects. Virginia's models create digital representations of all stages of the building design. These models help all project team members visualize the construction process, assist with quantity takeoffs, optimize execution in the field through clash detection, and ensure a comprehensive understanding of the project. She will be in constant communication with the architecture and engineering team, as well as the preconstruction project manager.

Featured Projects

1. **City of Kannapolis; Kannapolis, NC — \$26.3M**
Kannapolis City Hall and Police Headquarters – 3-story, 112,000 SF building will house city administration, police headquarters, city council chambers, and meeting space.
2. **North Carolina State University; Raleigh, NC — \$98.6M**
Talley Student Center – 4-story, 299,000 SF, multi-purpose building with a theater, ballroom, food services, the Wolves' Den and a bookstore. LEED Silver Certified.
3. **Wake County Public Schools; Garner, NC — \$28.9M**
Vandora Springs Elementary expansion and renovation including new staff areas, administration and student support services, child nutrition, Pre-K and plant operations.
4. **Rowan Cabarrus Community College; Kannapolis, NC — \$14.5M**
Advanced Technology Center – 60,000 SF, three story facility that includes classrooms and support spaces. It also houses manufacturing and engineering-oriented lab space, which includes industrial equipment.



Additional Experience

- Bon Secours Mercy Health – Simpsonville Campus; Simpsonville, SC
- Medical University of South Carolina – MUSC – Williamsburg Replacement Hospital; Williamsburg County, SC
- Atrium Health – Pineville; Pineville, NC
 - Medical Plaza II and Deck Addition
 - Phase III Bed Tower & Parking Deck
- Atrium Health – Carolinas Medical Center – CEP Emergency Generator; Charlotte, NC
- University of South Carolina – Student Health Center; Columbia, SC
- Davidson College – New Academic Science Building; Davidson, NC
- City of Kannapolis – City Hall and Police Headquarters; Kannapolis, NC
- Duke Endowment – Corporate Headquarters; Charlotte, NC
- SREE Hotels – Marriott – Springhill Suites; Charlotte, NC
- Bon Secours St. Francis Hospital – Millennium Campus Cancer Center; Greenville, SC



- *Joined Rodgers in 2021*
- *Master of Educational Administration - Temple University; Philadelphia, PA*
- *B.A., Journalism - Temple University; Philadelphia, PA*
- *2020 Cohort, The Lee Institute Thirds Sector Leadership Program*
- *William C. Friday Fellow, Wildacres Leadership Initiative*

As Director of Diversity, Jenene's responsibilities include overall outreach and prequalification of Rodgers' MSWBE and or/HUB trade contractor resources. She is responsible for providing technical assistance to small, minority, women and local small businesses interested in working with Rodgers. Jenene will work to recruit MSWBE firms to meet or exceed MSWBE goals and report utilization.

Experience

- **Project One (Executive Director); Charlotte, NC***
 - Lead and drove all aspects of the day-to-day administration, including financial management, fundraising, board support and engagement, volunteer management, and program delivery, for a nonprofit providing scholarships and mentoring to under-resourced college students.
 - Crafted and executed a comprehensive resource development plan, utilizing creative fundraising initiatives to grow and diversify the donor base to include corporations, foundations, faith-based organizations, and other philanthropic resources.
 - Collaborated with Board of Directors to develop and operationalize a strategic plan to achieve resource development goals, delivering high-quality programs, and advancing the mission of the organization.
- **Reading Partners (Development Manager); Charlotte, NC***
 - Served as senior development officer and community engagement liaison for local affiliate of a national nonprofit serving struggling readers at six high-poverty Charlotte-Mecklenburg elementary schools.
 - Collaborated with and reported to local executive director to set annual revenue goals and spearhead resource development, which included grant solicitation, individual/major gifts, corporate partnerships, online campaigns, community and volunteer engagement, and special events.
 - Managed regional board portfolio of donor prospects and coached members on moves management steps, (i.e., prospect cultivation, pitching, stewarding, etc.), to meet board fundraising goals.
- **Johnson C. Smith University (Director of Foundation Relations); Charlotte, NC***
 - Developed and managed a strategic foundation relations plan, working in partnership with academic and administrative leadership to coordinate the solicitation of grant funding to support a \$150M campaign, as well as ongoing University initiatives.
- **NIA Construction (Vice President of Operations/In-House Real Estate Broker); Charlotte, NC***
 - Liaised between internal campus stakeholders and external foundation partners to manage relationships and ensure funded programs were executed with fidelity to the original proposal.
 - Served on the Arch of Triumph Gala planning team, supporting the development and execution of the University's signature annual fundraising event.
 - Supported the launch and growth of a full service minority-owned general contracting company, providing residential and commercial development, building, renovation, and demolition services.
 - Designed and deployed policies and procedures for day-to-day business activities, to ensure efficient operations and to anchor long-term sustainability.
 - Performed a broad range of bookkeeping and accounting functions with strict attention to detail, interacting with external clients and vendors on a regular basis to cultivate strong business-to-business relationships.
 - Managed residential real estate investments, overseeing short-term renovation and re-sell projects, as well as traditional property management for rental units.

*Projects prior to joining Rodgers



Our Passion is Building®

Client References

Public Sector		
Contact	Project	Phone Number
Michael Jaycocks, CPRP, Director Town of Huntersville	Town of Huntersville Town Center & Parking Deck	704.766.2228
Mike Legg City Manager City of Kannapolis	City Hall & Police Headquarters	704.920.4309
Hal Murray, Project Manager City of Rock Hill	Operations Center	803.329.5584
James Bagley, Jr., PE, Public Services Administrator City of Rock Hill		803.329.5518
J. Phillip "Flip" Bombardier Assistant City Manager City of Gastonia	FUSE Center & Water Treatment Plant	704.866.6763
Mark Hahn Director Asset & Facility Management Mecklenburg County	Woodard County Operations Center LUESA Operations Center	980.314.2520
Tony Martin, PE Engineering Project Manager Charlotte Water/City of Charlotte	Charlotte Water Operations Center	704.336.1053

Subcontractor References

Company	Scope of Work/ Material Supplied	Contact	Phone	Email
Showalter Construction Co., Inc.	Grading/Sitework	Carl Showalter President	704.376.6372	cshowalter@showalterconstruction.com
Southern Architectural Systems	Architectural Specialty Products	Tom Rochester President	704.896.5805	tomr@seas-tr.com
SteelFab, Inc.	Structural Steel	Glenn Sherrill President	704.394.5376	gsherrill@steelfab-inc.com
Precision Walls, Inc.	Drywall	Brian Allen President or Richard Seate Senior Vice President	919.832.0380	ballen@precisionwalls.com rseate@precisionwalls.com
Precision Plumbing	Plumbing	Justin Elliott Vice President	704.849.7810	justin@precisionplumbing.net
David Allen Company	Flooring	Art Odom	919.821.7100	aodom@davidallen.com
Brodie Masonry	Masonry	Calvin Brodie	919.782.2482	calvinb@brodiecon.com

7. Process Approach

7. Preconstruction/Design Assist Approach

Team Planning Approach

The Preconstruction/Design Assist delivery approach will be very successful when all of the processes within it are applied to the fullest extent. Our experience with this methodology teaches that particular emphasis be focused upon the following:

Proactive Leadership

Rodgers' senior operations and field supervisors will assume the responsibility to continually monitor the decision-making processes which occur among the Designers, Owner groups, and administrative managers. By doing so, they will be in a position to sooner, rather than later, assess the impact of the issues at hand on cost projections and schedule progress.

Schedule Management

Effective schedule management is accomplished via two significant considerations. The first is creation of an aggressive yet realistic schedule, which takes into account the duration for each functional activity as well as the dynamics of decision making. The second speaks to the commitment by all project participants to adhere to the agreed-upon schedule, which is facilitated by a clear understanding of responsibilities and deadlines.

Decision Making

A well defined process for decision making and approvals is vital to the success of the project delivery. To accomplish this, all project participants must have the opportunity to provide input. Likewise, a definitive set of milestone dates must be established by which all decisions for a given stage must be made.

Although these areas do not represent all that must be well-conceived and well-managed for a successful Preconstruction/Design Assist project delivery, they do illustrate the foundation for Rodgers' approach to working as an effective project delivery team member.

Preconstruction Approach to Maintain Budget and Quality

The overarching philosophy of our preconstruction approach is to provide a high level of support and innovation utilizing "Lean" principles to benefit the project. The commercial sector environment is one of constant change. To adapt, learn from change, and be successful, Rodgers adheres to these four principles of success:

- **Collaboration** - The Rodgers team will immerse ourselves into understanding the needs and expectations of Town of Angier. Then we will share that knowledge with the entire team. This is accomplished through ongoing interactivity versus milestone pricing of a set of documents. We will lead and facilitate this interactivity with all project team members by making the entire process transparent, and ensuring all members of the team have the most up to date information available.
- **Anticipation** - We must clearly identify the scope of work and how will it develop, as well as the terms and conditions under which construction operations will occur. Lastly, as experts in this region, we will constantly analyze the impact of local market economic conditions on your project. Our ability to anticipate has a direct impact on the elimination of waste and rework during design and construction
- **Definition** - Providing clear, concise, accurate and appropriate information exchange between the owner, architect, construction manager and subcontractors guarantees no misunderstandings about the scope, cost, schedule, or logistics of the project.
- **Reliability** - We must provide certainty of results throughout the preconstruction process. We do this by providing expert process leadership with the three principles above.

By maintaining constant focus on the principles for success detailed above, our team will deliver a quality result in a timely manner and at a reasonable price.

Rodgers' Preconstruction Services Department, in conjunction with project management, will be responsible for cost analysis, value management, scheduling, and communicating this information to all members of the project delivery team.

Rodgers will be 100% dedicated to providing ongoing budget estimates during the schematic, design development, and construction documents phases of the project. Through ongoing interactivity that is addressed above in Collaboration, the right things are done right the first time, thereby eliminating rework and all that goes along with it. This means you will have updated budgets almost concurrently with the completion of each stage of design with no wasted effort, and the ability to make timely decisions—ensuring that your project is completed ahead of schedule and under budget.

Resources and Scheduling

During the budget process, we will utilize our own data collected from local and regional civic / commercial sector projects, as well as utilize the services of local and regional subcontracting firms that have worked very successfully with Rodgers on previous projects of this type.

In addition, Rodgers will facilitate the development of the design schedule through Lean techniques such as "Last Planner™" so that realistic dates can be set and achieved. The schedule will identify the responsibilities among the members of the project delivery team. Key milestones, including budget delivery dates, submission and review dates for appropriate governing agencies, release of documents for bidding, and tentative sub-trade bid dates will be identified. The schedule will also identify long-lead items that may require procurement during the preconstruction (schematic or design development) stage of development. The importance of this schedule will be continually emphasized to all members of the project delivery team as the key element in ensuring a timely preconstruction phase, allowing for a prompt construction start date.

Bid Packaging/Scope Determination

We will work with the Owner to produce bid packages for each portion of the project to maximize competitive pricing, compliance with the overall project schedule, and quality. We will also establish bid packages that will be attractive to subcontractors and vendors throughout the county and the surrounding area. This packaging will also identify opportunities for phased or fast-track construction in order to accelerate the project schedules, and to identify and resolve project constraints.

A minimum of three to five subcontractor bids per construction trade (i.e. grading, masonry, roofing, glazing, etc.) is obtained during the bid process. All subcontractor bids are analyzed and compared jointly by the project executive, construction manager, project manager, preconstruction team leader and project estimator.

The Rodgers team will clearly define what is "in" and what is "out" of the project. It is critical that the scope of the project clearly match the identified budgets.

Cost Analysis & Reporting

The Rodgers team will provide ongoing and increasingly detailed estimates and chart these against the budget as the design progresses. As part of the project team, we will communicate any items or scope, which may be in excess of the approved budget. We will then identify and recommend strategies to bring costs back in line, if the need arises.

Specific responsibilities include:

- Equipment Review and Coordination of Direct Owner Contracts
- Cash Flow Analysis
- Scoping of Bid Packages and Work Categories
- Subcontractor/Vendor Solicitation and Prequalification
- Construction Staging and Site Management Planning
- Building Information Modeling
- Design/Budget Estimates
- Cost/Benefit Risk Analysis
- Market Analysis

- Scheduling
- Document Review
- Value Management Log

Schematic Study

Rodgers will work together with the Town of Angier and Oakley Collier Architects to initially submit a comprehensive estimate relatively concurrent with the completion of schematic drawings. The Schematic Budget Estimate will delineate all qualifications, clarifications, allowances and constructability issues identified in the earlier conceptual budget analysis. The Schematic Budget Estimate will delineate the prospective distribution of costs for each category of work. This estimate and all others to follow will be submitted with a complete price breakdown, a listing of clarifications, potential allowances, and a detailed listing of value management opportunities.

At the end of the Schematic Design phase, Rodgers will facilitate a discussion with the entire team to discuss the competitive process of bringing on certain trade contractors to help with pricing and assist in the completion of the design of the project. This Design Assist Delivery method will be very beneficial to the overall success of the project. Rodgers' extensive experience in this type of approach will ensure that a competitive and highly collaborative selection process will be utilized to pick the very best trade contractors available – that can bring the best value to the project. Rodgers will take the lead in developing an RFP and subcontract agreement specifically for this project that will clearly define the team's expectations for trade contractors. The value of this approach is certainty of direction, thereby enhancing confidence in the budget outcome itself, and that the outcome will be achieved.

(See Design Assist Delivery in subsequent section)

Design Development Study

The Design Development Estimate expands the cost profile through refinement of the Schematic Design Estimate. This detailed estimate will be prepared

by performing an extensive quantity survey and specification review concurrent with the completion of the Design Development drawings. This estimate will clarify many of the qualifications and assumptions presented in the Schematic Program. During this phase of the design we will facilitate the designers and trade contractors working side by side to complete the design in the most cost effective way while paying particular attention to the Owner's needs regarding quality and serviceability. Once again, the clarifications, allowances, and a listing of further value management opportunities results will be submitted with a complete price breakdown and detailed listing of qualifications and assumptions.

Guaranteed Maximum Price

Upon completion of the construction documents, Rodgers will submit the final Guaranteed Maximum Price. This will be the most detailed and comprehensive pricing, narrowing the scope of qualifications. Again, this estimate will be submitted with a complete breakdown of all pricing and a summary of any outstanding inconsistencies, delays or problem areas that could impact budget parameters and final delivery in the construction phase of the project. This GMP will be a product of the final trade contractor bidding process. This GMP will incorporate value management recommendations and serve as the basis of the proposed form of contract.

We are prepared to and have experience with providing a final Guaranteed Maximum Price (GMP) at any time during the preconstruction process. Typically, we will provide an initial GMP at 50% Construction Documents (CDs) and a final GMP at 90% to 100% CDs. We are comfortable working with the team to provide the final GMP at a much earlier design stage if we feel that it benefits the project due to market conditions, etc.

It should be noted that any of the estimates detailed above may become the basis for the GMP should the Owner desire. Rodgers shall specify within each estimate our Construction Services Fee for general scope and project duration as represented in this Request for Proposal.

A detailed estimate of all general conditions as stated in this Request for Proposal will also be included.

Cost Control

Cost control begins by establishing realistic budgets. The Rodgers team will utilize several processes to establish attainable cost models for the project. Two major components of that process are utilization of our historical cost database and component cost.

Historical Cost Database

The Preconstruction Services Group maintains historical cost files from civic/commercial sector and similar projects in the Carolinas, containing a mix of estimated and real cost data. The data is maintained in a computer database from which similar estimate information can be extracted. Budgets are established utilizing similar bids and/or constructed projects. For awarded projects, Rodgers tracks budgeted items from the estimate against actual costs. This information is particularly useful in determining and refining costs for future similar projects. Costs for specific items can be broken down by function or area to provide average cost per square foot of building size. This is useful for accurately projecting the total cost for specific tasks. With the historical data readily available, Preconstruction Services is able to assemble budget estimates with precision.

In addition to Rodgers' historical database files on many projects similar to your proposed project, our Preconstruction Services staff maintains historical cost data on numerous smaller scale commercial sector projects. This data provides useful supplemental validation to the preconstruction effort.

Component Cost

Preconstruction Services will use building systems component costs (i.e. exterior building, skin, roof, structure, etc.) to create the conceptual/schematic cost study. This clustering (aspects / elements) is employed in cost modeling to show the relative cost / percentage of each within the total composition, with the purpose of comparing to historical data to ascertain outliers so the team can determine where project funding is best utilized to meet the Owner's needs.

A scope of work listing is developed to provide all parties with a clear understanding of the basis of the proposed budget. The listing includes such items as Owner-supplied/Contractor-installed items, Owner-supplied/Owner-installed items, Contractor-supplied/Contractor-installed items, etc. These listings will work in conjunction with our budgetary estimate in order to provide an accurate cost analysis of the project in terms of cost and schedule issues, as well as defined scope responsibilities. Our integrated approach to evaluating the total project cost helps the team completely evaluate the overall project proforma.

Mechanical/Electrical Management

To provide the highest level of Mechanical, Electrical, Plumbing and Fire Sprinkler systems integration in the design of this critical element, Rodgers provides strong professional resources to deliver meaningful MEP input during the preconstruction period. This in-house effort provides in-depth detailed estimating, system analysis and evaluation, life-cycle costing, value analysis and constructability reviews for the MEP and Fire Sprinkler systems of the project.

Throughout the preconstruction phase, Rodgers will assist the architects/engineers and the Town of Angier in assessing systems performance standards for all MEP equipment selection. The link between these systems is a vital part of delivering a functional plan for overall cost effectiveness. Our team will bring an operational perspective to the system's design and a current knowledge of true costs in the marketplace.

We will also review the integration of the MEP systems to ensure the overall plan provides construction, operating and maintenance efficiencies. We will explore available discount plans offered by the local utility authorities, and where feasible, study their possible implementation in the design.

In addition to our in-house MEP resources, Rodgers solicits input from qualified trade contractors and engineering professionals. With 55+ years of commercial sector construction experience in the Carolinas, we have formed many strong alliances and professional relationships with proven leaders in the MEP systems engineering and trade contractor

sector. We feel it is very important to assure that we are communicating with the MEP trade contractors so that we properly anticipate how these systems will ultimately bid during the GMP process. Our goal is to enhance the predictability and efficient/cost effective results to the fullest extent possible. We understand that a significant percentage of project costs are comprised of the MEP systems components. Our objective in combining our in-house and professional alliance resources and expertise is to assure budget constraints are realistically addressed and certainty of results are achieved for the Town Hall & Police Headquarters project.

Risk Mitigation

Concurrent with every phase of the design Rodgers will be constantly evaluating the various risks associated with the project. This process is very collaborative and involves all members of the design and construction team. Risks must be identified, assessed, and then given to the team member with the greatest ability to manage that risk.

Contingencies

Below are definitions for the two contingency categories that Rodgers typically identifies and employs for our projects during preconstruction and construction phases.

1. A **Preconstruction Contingency** is included as noted in the chart below. This contingency is the estimating buffer against eventualities that may arise in interpretation of how the currently defined Scope of Work will develop. Examples are earthwork calculations, brickwork detailing and ceiling coffer articulation. The preconstruction contingency too, is to serve as a buffer against pricing variances from those projected within the estimate. This contingency is not intended to accommodate expanded scope, concealed conditions, or design adjustments.
2. A **Construction Contingency** is included as noted in the chart below. This contingency is the contractor's buffer against eventualities that may arise in performance of the currently defined Scope of Work. It is intended to be utilized for items that were not required by any of the bid packages. Examples are unforeseen floor leveling, extended ceiling removal for MPF&E

access and more extensive drywall, rework/ painting than is anticipated. This contingency is not intended to accommodate expanded scope, concealed conditions, or design adjustments.

The percentage of contingencies to utilize should be mutually agreed upon by all team members, depending on the risk variables involved with a project.

At Design Stage Completion	Preconstruction Contingency	Construction Contingency
Conceptual & Schematic	3-5%	2-3%
Design Development	2-3%	2-3%
Construction Documents	0%	2-3%

Reconciliation of these as the project evolves is typically accomplished as follows:

Preconstruction: Apply as necessary to mitigate variances, which may arise as design proceeds to the point of procurement of trade contractors and vendors. Once procurement is achieved, reduce the project total amount by the remaining amount of the preconstruction contingency.

Construction: Apply as necessary to mitigate eventualities, which may arise as construction progresses to the point of commissioning for occupancy by residents and staff. As construction proceeds to where the risk/nature of these eventualities diminishes, a portion of the currently remaining contractor contingency may be released to the Owner to: 1) utilize for other project purposes (such as enhancement alternatives) or; 2) reduce the project total amount.

Constructability Analysis

Constructability Analysis determines how best to deliver the facility within the context of the terms and conditions under which it must be constructed. Areas of focus include materials availability, detail development, on site logistics, and local market conditions. The overarching theme is to assure the delivery solution is accomplished successfully. Towards this end, document quality control is also an important part of constructability analysis. The goal for the documents is to be clear, concise, accurate, and to include an appropriate set of instructions for trade contractor bidding and building.

The focus areas above are only a portion of the full array of procedures utilized by Rodgers, but they do represent those that are most vital to managing the design/cost relationship. Each of these deliverables serves as a tool for the entire delivery team to work in determining how best to optimize value within the budget constraints for the project.

Preconstruction Budget Management

During the preconstruction phase, Rodgers' employs our Design/Cost Monitoring process to manage the evolution of the initial cost projections to the final cost estimates. The procedures utilized include the following:

Design/Cost Monitoring Log

This is set up to track the evolution of cost within the context of the total project composition. The foundation is the Schematic Stage closeout projection of cost which had been agreed upon by the project delivery team and approved by the appropriate administration managers. Any change is added to this amount along with information as to the reason for the change (e.g. expanded scope, modified scope development, accepted value engineering, and jurisdictional agency directive.) The revised total projection of cost is thereby readily available for assessment at all times.

Estimate Variance Reports

When each new estimate is prepared it may be compared to the previous on in a format that identifies the variance. This facilitates validation of the costing and consideration of alternatives to reconcile the baseline when an overage occurs.

Site/Building Access Management Planning

Rodgers will assist the project team in developing a proposed Site/Building Access Management Plan for the purpose of staging construction operations. This plan will include primary access points and roads to and from the Town Hall, construction parking, onsite entrances, construction personnel entrances and traffic/delivery patterns, location of temporary facilities and walls, location of hoists, cranes and other large construction equipment, locations of barricades, traffic and pedestrian signage and construction signage.

Site accessibility and organization planning during preconstruction is critical to the overall project budget. Involving the input of our field supervision team during this stage is paramount. Proper site work flow that includes well thought out delivery staging and material laydown areas will dramatically affect how our subcontracting partners price the project.

The team members we are proposing for the Town Hall & Police Headquarters project are experts in site management planning. This will allow us to instill confidence and clarity with the subcontractors – ultimately leveraging price advantages during the final bidding process.

Supervision in the Field

Rodgers requires each subcontractor trade to assign a dedicated trade superintendent to the project (This requirement is specifically addressed in our standard Subcontract Agreement). This trade superintendent is required to attend weekly progress meetings held by the Rodgers onsite project team. The trade superintendent is required to review the following at the progress meeting:

- Unresolved issues
- New issues
- Outstanding Requests for Information (RFIs)
- Outstanding Request for Change pricing
- Schedule
- Outstanding submittals
- Safety
- Coordination
- 6-week Look Ahead of Scheduled Utility Construction

Subcontractor Relationships

Rodgers' experience in and reputation for building state-of-the-art, successful civic/commercial sector facilities in the Carolinas will attract the most qualified subcontractors and vendors from our entire region for the Town Hall & Police Headquarters project.

Our philosophy is to treat fairly, but also to hold accountable, those subcontractors and suppliers who work with us. This approach has produced excellent quality workmanship in a timely, efficient manner.

Schedule Approach

Our management approach maintains a high level of schedule control throughout the life of the project. Through weekly Whiteboard scheduling meetings, the project team reviews the status of the project, identifies problems, commits to solutions, and fine tunes the schedule based on the past performance, project issues, and revised projections.

Effective schedule management is accomplished with strong team collaboration starting from day one with our preconstruction efforts through project completion and turning the final product over to the Town of Angier. Our proposed project team will lead in the creation of a multi-phase preconstruction schedule for the Town Hall & Police Headquarters project that will require a strong partnership with Oakley Collier Architects.

Our schedule approach will be based on in-depth evaluation and consideration of early release subcontractor scope packages. This arrangement could allow us to mobilize on site and begin site work and building foundations while final GMP pricing is being completed. During the early months of construction, Rodgers will continue to collaborate with the Town of Angier and Oakley Collier Architects on the remaining building systems – including structure, shell, exterior skin, and finish packages to provide valuable budget analysis and comparisons, constructability reviews, and cost engineering alternatives.

Rodgers diligence, leadership and focus on the schedule is proven with this team's impressive track record. Through constant team communication and continuous tracking methods, Rodgers feels strongly that this approach can be implemented successfully.

Innovative Schedule Management

Effectively Managing The Project Schedule – Whiteboard Scheduling Process

As we continue to experience the protracted market expansion in the Carolinas related to the recent market upturn, the greatest challenge / risk mitigation area our project teams continually focus on is how to most effectively manage, push and ensure that the project schedule stays on course in light of the significant labor / resource shortages our industry is experiencing with our trade contractors and suppliers. With every construction market sector (healthcare, commercial, industrial, education, senior living, etc.) experiencing growth, trade contractors are stretched across the region with more awarded work and less skilled labor. Additionally, pandemic and recent domestic natural disasters have caused significant material/supply chain issues - significantly delaying certain materials specified for our projects. Given this dynamic, the challenge is which construction manager / general contractor can capture the attention and manage trade resources and suppliers most effectively.

Several years ago, Rodgers implemented a new schedule management process across many of its projects called Whiteboard Scheduling. The process proved to mitigate most of our project risk factors that occurred once the construction phase began – by improving project sequencing and flow. Once implemented onsite and a part of day-to-day / weekly trade contractor meetings, the process dramatically improved project success by:

- Keeping the project team (CM team and Trades) focused on upcoming tasks
- Reminding the project team (daily/weekly) of upcoming material procurement obstacles
- Discovering man-power issues prior to a problem
- Holding trade contractors accountable to a schedule that they helped create
- Making trade contractor meetings much more interactive and productive
- Assisting with site logistics

Whiteboard Scheduling

The Whiteboard provides a “low-tech”, but highly interactive and effective look-ahead schedule format in four to six week intervals that focuses on all activities and promotes coordination amongst trades. The Whiteboard is created from the original baseline project schedule that was agreed upon by all parties to focus on upcoming activities.

The first column on the Whiteboard is the activity name pulled directly from the baseline project schedule, or possibly a breakout schedule activity. The “S.S” and “S.F” columns are the scheduled start and scheduled finish dates. The “A.S” and “A.F” columns are actual start and actual finish dates **provided by the trade contractor during weekly subcontractor meetings.**

The S.S and S.F dates never change, however the actual start and actual finish dates change weekly, taking into account field conditions and coordination. If an activity is on time the date is written in **black**, if the activity is early the date is written in **green**. In the event that an activity is behind schedule, it is written in **red** and assigned a reason for the delay, which is added to the comment section so that all parties are aware of what is required to overcome and complete the task. This process allows the entire project team to break down the broad baseline schedule into smaller segments so that subcontractors are able to focus on upcoming tasks and plan for the future to maintain workflow efficiency and task management.

The Whiteboard forces subcontractors to claim responsibility for the durations of their activities. It also gives Rodgers the ability to micro-schedule certain complex activities—not specifically called out on the full project schedule—and integrate them into the current activities. The Whiteboard process also assists in producing accurate dates for schedule updates on a weekly basis verses monthly.

The Whiteboard provides a proactive planning platform that enables the entire project team to focus attention on the next six weeks. When implemented correctly and inclusive of commitment from all parties involved on the project, all schedules will be met.

During the initial use of the method, our onsite projects team realized that our trade contractor productivity improved dramatically during the course of the project. The whiteboard scheduling method (on most projects) ultimately improved the overall completion date of the original schedule. This improvement was a direct result of improved workflow and production. Whiteboard scheduling initiated higher and more frequent communication around the critical path project activities. The process gave our project team more control over where and when the trade contractors were working in specific areas of the project. This type of schedule management process was also updated more frequently—daily and weekly—as opposed to the monthly delivery team updates.

What is Whiteboard Scheduling?

- Builds team cohesiveness
- Updated weekly/daily
- Visible to all parties
- Easy to communicate
- Easy to understand
- Trade contractor input, provides sense of ownership
- Sets goals, milestones, and clear expectations
- Accountability
- Inspection dates posted
- Submittal schedule

How does Whiteboard Scheduling work?

- Areas listed at the top
- Activities listed vertically
- Shutdowns
- Dates entered into boxes
- Map of area
- Long lead items listed
- Creates flow with areas
- Use logic with activities
- Condenses a "big-picture" schedule
- Important Owner-related dates

Whiteboard Scheduling General Layout

Activity	SS	SF	AS	AF
OH Electrical R12 #7	1-25	2-2	1-25	2-2
In wall / Base ceiling Plumbing EE #4	1-25	2-3	1-25	2-3
EIFS @ PA	1-25	2-7	1-25	2-7
Curtain wall / Glazing #2 off Bridge	1-25	3-16		
Stone Vanity supports #4	1-30	2-1		
Wall / Base ceiling Framing follow masonry #5	1-31	2-8	1-31	2-8
OH Plumbing #7	1-31	2-8	1-31	2-8
MSP Ceiling / Column EE at Entry	2-1	2-3	2-1	2-3
Metal Studing / Ceiling 2nd floor wall	2-1	2-7	2-1	2-7

- Areas listed at the top
- Activities listed vertically
- Dates entered into boxes
 - SS = Scheduled Start
 - SF = Scheduled Finish
 - AS = Actual/Projected Start
 - AF = Actual/Projected Finish
- SS/SF dates are directly from Baseline Sub Schedule
- AS/AF are updated by subs each meeting
- Green AS/AF dates are early, Red AS/AF dates are late, Black AS/AF dates are on-time
- Comments to side of each activity (req'd. for Red)
- Important Owner-related dates
 - ex: OFCI Equipment

8. & 9. Key Personnel Availability & Team Expectations

Key Personnel Availability

The entire Rodgers project team proposed in Section 4, of this response is available to begin preconstruction services immediately and will be dedicated to the Town Hall & Police Headquarters through construction and final occupancy.

Rodgers expectations of the Town of Angier and Oakley Collier Architects

Town of Angier ("Town")

- The Town must maintain a leadership role in building an atmosphere of synergy and collaboration among the entire project team. This atmosphere will foster cooperation, respect for each team member and their roles and desired outcomes, and accountability. A superior Owner should not tolerate a team whose members work in separate silos.
- The Town should be engaged in the daily operations and decisions of the project. There are numerous times during the life of a project that will require complex/forward thinking decisions. Timely and deeply engaged involvement of the Town is a key component to this successful process.
- The Town must assist with the fostering of a team approach focused on the project's best interest; active participation in progress meetings, and maintain an open dialogue of needs, changes, and desires. Most importantly, we would expect a willingness to build a lasting relationship and not just a temporary partnership to get us through the project.
- To achieve true integrated project success, the Town must respond to scope of work questions, design/constructability issues, and change requests in a expeditious and decisive manner. Often projects get delayed or run into a time crunch while waiting on an Owner's decision.

Oakley Collier Architects ("Architect")

- To work as an integrated team, producing timely design evolution information that is consistent with the initial project budget.
- To employ a proactive and highly collaborative approach to establishing accurate timelines for drawing issuance and request for information (RFI) review and response, as well as, meeting those milestones and deadlines consistently to allow the entire project delivery team the ability to provide the Town with unparalleled service in preconstruction and construction phases.
- The design and engineering consultants must maintain an open mind and dialogue throughout the project. With the connectivity and technology available to collaborate virtually, the design and engineering consultants have every opportunity to keep the construction manager involved as documents progress—in real time. Their understanding of the critical path scope items and constraints, as well as, the cost drivers, are where frequent and open communication during the design phase is critical to keep the project on budget, while at the same time, providing the client with their desired facility.

10. Local Trade & HUB Inclusion Plan



Our Passion is Building®

3. Achieving maximum “Local” trade contractor and supplier involvement

Rodgers experience building state-of-the-art, municipal projects in North Carolina will attract the most qualified subcontractors and suppliers from our entire State for the Town Hall & Police Headquarters project. Our philosophy is to treat fairly, but also to hold accountable, those subcontractors and suppliers who work with us. This approach has produced excellent quality workmanship in a timely, efficient manner. The listing of major subcontractor relationships below shows the strength and depth of resources Rodgers can provide.

Rodgers employs a full time Risk Manager, William Satterfield, AIC, ARM, to manage our entire subcontractor and supplier prequalification program. Will maintains extensive qualification, bonding and insurance information on all of the subcontractors detailed below. Due to the length of this qualification information, we did not include it with our response. We are happy to provide this information upon project award. Each of our prequalified subcontractors goes through a rigorous renewal review every three years. Additionally, their bonding capability is verified every year.

Major subcontractors by division:

Division 2 – Sitework

Fred Smith Companies

Faulconer Construction Company, Inc.

S.T Wooten Corporation

Sullivan Eastern

Branch Highways, Inc.

Blythe Construction, Inc.

Mid-Atlantic Infrastructure Systems, Inc.

Davis Landscaping

Ruppert Landscape

Ideal Landscaping, Inc.

Southern Garden, Inc.

Precast

Tyndall Precast

Metromont Precast

Gate Precast

Division 3 – Concrete Formwork & Placement

ARW Concrete

Lithko Contracting, Inc.

Donley's Concrete Group, LLC

Central Concrete

Briegan Concrete Constructors

Muter Construction

Martinez Company

Division 4 – Masonry

Brodie Contractors, Inc.

Concept Masonry

Mattachione Masonry

Joyner Masonry

Pyramid Masonry Contractors, Inc.

Division 5 – Steel & Erectors

North State Steel, Inc.

Steel Technology, Inc.

Lyndon Steel Company

SteelFab, Inc. of VA

SteelFab, Inc of NC

Division 7 – Roofing

Baker Roofing Company

Hamlin Roofing Company Inc.

Curtis Construction Company, Inc.

Martin Roofing Services

**Major subcontractors by division
(continued):**

Division 8 – Curtainwall/Glazing

1st Choice Glass, Inc.
Cartner Glass Systems, Inc.
Juba Aluminum Products, Inc.
J&H Glass
Jacobs Glass
Brinn Glass and Mirror, Inc.
SPS Corporation

Division 8 – Doors and Hardware

Martin Architectural Products, LLC
Engineering Specialties Co., Inc.
B.A. Hoft, Inc.

Division 9 – Drywall & Stucco

Sears Contract, Inc.
Precision Walls, Inc.
WASPCO Corporation
AmTech Construction, LLC
Interiors Unlimited

Division 9 – Acoustical Ceilings

Bonitz Flooring Group, Inc.
Acousti
Paul Barbour and Son
Spectrum Interiors of S.C.
Sears Contract, Inc.
Precision Walls, Inc.

Division 9 – Flooring/Carpet

Floorscapes
Brock Contract Services, Inc.
David Allen Company, Inc.
Tilersetters of Raleigh
Storr Office Environments
Concordia

Division 9 – Paint/Wallcoverings

Charlotte Paint Company, Inc.
McGowan Painting Contractors
Coatings 2000
A & K Painting Company, Inc.
Pro-Tec Finishes (Charlotte Paint, DBA)
Colin Fairweather
Kenna Custom Paint
Paint Masters

Division 14 – Elevators

Otis Elevator Co.
Schindler Elevator
Thyssen Krupp Elevator
Kone, Inc.

Division 15 – Fire Protection

Allied Fire Protection, Inc.
Associated Fire Protection, Inc.
Crawford Sprinkler
J&D Sprinkler

Division 15 – Plumbing, HVAC

Brown Brothers
Comfort Systems
Triangle Mechanical Contractor, Inc.
WATCO Corporation
SPC Mechanical
Pipe Techs

Division 16 – Electrical

Adams Electric Company, Inc.
Watson Electrical Construction Company LLC
Starr Electric Co.
Bryant-Durham Electric Company, Inc.
Vaughn Electric
Code Electric, Inc.
L.L. Vann Electric, Inc.



Our Passion is Building®

Diversity Inclusion Plan

The employment and utilization of historically underutilized business (HUB) is a concept that greatly benefits the entire community. This is accomplished by providing diverse businesses with the opportunity to participate in the construction process at all contractual levels, thus enriching their experience and potential for future work. This added experience will lead to more employees performing more work as their businesses grow. We are well versed in the local/state guidelines for the recruitment and utilization of HUB firms and we are firmly committed to adhering to and exceeding these expectations for your project.

Recent Historically Underutilized Business (HUB) Success

The following projects illustrate our recent success with HUB involvement with Municipalities / County / State entities.

Recent 1st / 2nd tier HUB Subcontracting Participation

- Charlotte Mecklenburg Schools – West Charlotte High School Replacement (County) – **41% MWBE**
- UNC Greensboro – School of Nursing & Chiller Plant (State) – **33% HUB**
- State of NC – Department of Natural & Cultural Resources – NC Zoo Expansion (State) – **50% HUB**
- Charlotte Douglas International Airport – Concourse A Renovation (Municipal) – **25% MBE**
- Winston-Salem State University – Science Building (State) – **32% HUB**
- Mecklenburg County – Valerie Woodard Operations Center (County) – **33% MWBE**
- Appalachian State University – Levine Hall of Health Science (State) – **38% HUB**
- Charlotte Douglas International Airport – Concourse A Expansion (Municipal) – **15% MBE**
- Alamance Community College – Advanced Technology Education Center (State) – **32% HUB**
- UNC Charlotte – Levine Residence Hall (State) – **38% HUB**
- NC State University – Talley Student Union (State) – **39% HUB**
- City of Kannapolis – City Hall & Police Headquarters (Municipal) – **33% MWBE**
- UNC Charlotte – Center City Academic Center (State) – **37% HUB**

Rodgers is a certified Woman-Owned Business Enterprise (WBE) with the state of North Carolina

Definition of the Project Goal

The goal for the HUB Inclusion Program is to obtain the maximum participation of minority owned businesses and no less than the Town of Angier's goal. It is a further program goal to obtain this participation without incurring any additional project costs.

Rodgers is committed to diversity and inclusion. Our focus is on building sustainable relationships and growing the capabilities of historically underutilized business partners, while exceeding our clients' participation goals. Our **Manager of Diversity and Community Development, Jenene Seymour**, leads the charge through an inclusive process that relies on community outreach and engages business owners representing the diverse communities where Rodgers builds. The end result is a stronger community, increased local employment and meaningful construction workforce development.

Responsibility

Our Manager of Diversity and Community Development serves as the focal point of Rodgers' HUB plan. She will ensure the following:

- The Program is clearly defined and represents the goals of Town of Angier and Rodgers.
- The appropriate staff and effort are dedicated to the plan.
- The overall plan is properly implemented.
- The appropriate parties are updated monthly of the plan's status.

While ensuring that the program goals are being met, it is also Jenene Seymour's responsibility to implement the program, including:

- Recruiting minority participation through local events.
- Evaluating qualifications and appropriate certification of proposed minority participants.
- Evaluating trade contractor proposals to ensure that proper response to the minority goals has been met.
- Assisting in education, providing training to minority firms where appropriate.
 - Understanding the Bid Process (e.g., filling out the Bid Package Manual).
 - Understanding Technology (e.g., accessing online project documents and plans).
- Maintaining accurate records and documentation.
- Coordinating and reporting to appropriate individuals concerning required actions and needs.

Good Faith Effort: Commitment rather than compliance

Rodgers is committed to using initiatives and innovative methods to help facilitate minority participation.

Rodgers will ensure that minority businesses have an equitable opportunity to compete for subcontracts and material purchase orders. Many years of experience in developing and instituting these programs have shown that minority participation programs have a key common ingredient—providing significant opportunity to the taxpayer base. Examples of past successful initiatives include:

- Encouraging and initiating minority subcontractor partnerships at first tier level.
- Packaging work items that take advantage of the strengths of the minority and local contracting community.
- Consideration of labor only contracts to reduce financial burdens.
- Specifying minority percentage goals by individual prime subcontract package.

Outreach

A critical part of our program is our community outreach. Rodgers has already lead many local and regional Supplier Outreach programs in the Town of Angier local region. This involvement ranges from sponsorships, leadership participation/organization and mentor/professional instruction. Rodgers has demonstrated our commitment and ability to achieve diverse supplier participation goals in this region. We are familiar with the goals of your program and we will work to coordinate with your HUB Program Manager to develop minority contractor interest. We have the expertise to solicit, employ, and manage such enterprises to benefit the minority contractors, and the overall project. One means of doing so is through our Mentoring Program.

Mentoring Program

Rodgers is a certified woman-owned business (WBE) and we are uniquely equipped to understand the challenges diverse subcontractors and suppliers face. Our mentoring program is designed to help build capacity. Our definition of capacity is investing in and developing an organization's internal strengths, systems and skills, resulting in greater mission fulfillment, community impact and organizational sustainability. We believe we help with capacity building/mentoring efforts by allowing smaller companies to gain from our lessons learned. Emerging firms want to understand how we have dealt with these challenges. For our program to continue its success, we invest time on a one-on-one basis, dealing with the issues that are common to all minority businesses.

First & Second Tier Trade Partnerships

Ensuring participation at the second tier vendor levels begins prior to solicitation of pricing. Developing minority goals and standards for each individual subcontract allows the introduction of those goals in the bidding documents with the first tier subcontractors, tailored to take advantage of the strengths available in the minority marketplace. Definition of these goals is a requirement of the bidding process and is easily monitored for compliance. First tier subcontractors set the appropriate programs in place before tendering their final bid, and the opportunity for compliance increases dramatically. All bids are reviewed for compliance with the bid documents, and compliance is measured throughout the construction period.

Recruiting Diverse and local supplier participation

- Rodgers will compile a master list of interested and qualified minority and local suppliers/ subcontractors for the Town Hall & Police Headquarters project. We will utilize various vendor lists to solicit firms to participate/bid on this project and maintain the list, updating it with additional names and information as required.
- Rodgers will encourage minority participants to recruit other participants. We will direct recruitment efforts, oral and written, to selected organizations which may provide information related to increasing minority participation.
- Local participants and suppliers, manufacturers and bidders who are not diverse will be advised of the project's minority goals. They will be encouraged to obtain second tier and/or joint venture minority participation on their team.

Monitoring and Reporting

Rodgers will prepare a preliminary summary of construction disciplines, indicating the percentage of participation expected. This summary will be expanded in detail and updated to reflect actual minority participation at each phase of work.

Each subcontractor and vendor will be required to submit a summary with each Request for Payment which reflects their progress in meeting their minority commitments. A monthly minority report will be issued by Rodgers and include the following:

- Current status of projected versus committed participation.
- Current status of the minority work performed to date.
- Program summary which includes any trends that may require action to meet the committed goals.

This program has been developed to ensure that minority and local supplier participation goals are clearly established and maintained throughout your future projects. We will work with the City of Concord to ensure the program is tailored to the needs of your project.



James Clayton, Director of Diversity & Community Development, at HUB Outreach event (2019)

Raleigh Regional Office

3737 Glenwood Avenue | Suite 360
Raleigh, North Carolina 27612
919.784.0566 phone | 919.784.0569 fax

Corporate Headquarters

5701 N. Sharon Amity Road
Charlotte, North Carolina 28215
704.537.6044 phone | 704.535.0055 fax

Center City Office

400 West Trade Street
Charlotte, North Carolina 28202
704.334.5765 phone | 704.334.0294 fax

Columbia Regional Office

1331 Elmwood Street | Suite 310
Columbia, South Carolina 29201
704.537.6044 phone | 704.535.0055 fax

Greenville Regional Office

531 South Main Street | Suite 305
Greenville, South Carolina 29601
864.255.5800 phone | 864.255.5801 fax

Wilmington Regional Office

2508 Independence Blvd | Suite 204
Wilmington, North Carolina 28412
910.772.1700 phone | 910.251.5693 fax

www.rodgersbuilders.com

RODGERS

Our Passion is Building®

BUILDINGS

with purpose

PEOPLE

who lead.

RELATIONSHIPS

with integrity

COMMUNITY

with care.



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Gerry Vincent, Town Manager ICMA-CM
ISSUE Request for Proposals-Temporary Office Space
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: An advertisement was published to request proposals for temporary office space for staff during the construction period of a new Town Hall/Police Headquarters. The anticipated time-frame would be at the end of this calendar year and approximately for 18-24 months. The Town received one (1) proposal from Mr. Jim Burgin with C&D Insurance Service, Inc. Mr. Burgin currently owns and occupies approximately 10,000 sqft of office space. According to the proposal, he is willing to negotiate the Town leasing approximately 3,935 sqft of space for the Town staff.

FINANCIAL IMPACT: There is a financial impact for 53 South Broad Street East (Administration, Finance, Planning and Human Resources) at \$2/square foot of space occupied and \$2,000/month for the 58 North Broad Street East (Utility staff and Police Department).

RECOMMENDATION: Authorize the Town Manager to negotiate a lease agreement with Mr. Jim Burgin.

REQUESTED MOTION: I recommend authorizing the Town Manager to negotiate a lease agreement with Mr. Jim Burgin for the Board of Commissioners consideration and approval.

REVIEWED BY TOWN MANAGER: *Gerry Vincent*

Attachments: *RFP advertisement and C&D Insurance Services, Inc. Proposal*

REQUEST FOR PROPOSALS for Temporary Office Space

The Town of Angier is requesting proposals from individual property owners and/or company/corporation for existing office space to house Town staff for a period of 18-24 months. The proposed office space must be centrally located to the existing Town Hall, and provide adequate parking spaces for staff. The proposal must be able to accommodate staff from the following Town departments: Administration (2), Finance (2), Human Resources (1), and Planning & Inspections (3), for a total of eight (8). In addition, either together or separately, to accommodate the Police Department of eight (8) during day to day operations and shift hours of operations.

The successful proposer will negotiate with the Town market rate leasing options, infrastructure improvements, internet & telephone services, furniture, and costs to perform minor renovations to accommodate operations.

Each firm is solely responsible for the timely delivery of its Qualifications Package. All Qualifications Packages must be received by 1:00 pm on August 13, 2021. No Qualifications Packages will be accepted after the deadline. Firms accept all risks for late delivery of Qualifications Packages regardless of fault.

All submittals and pre-submittal questions are to be addressed to: Gerald D. Vincent, Town Manager by telephone at 919.331.6700 or email at gvincent@angier.org.
7/20,23/2021



C&D Insurance Service, Inc.

Established in 1957

August 6, 2021
Mr. Gerry Vincent
Town Manager
P.O. Box 278
Angier, NC 27501

Dear Mr. Vincent

I wish to propose two spaces for consideration for the Town of Angier for temporary office space.

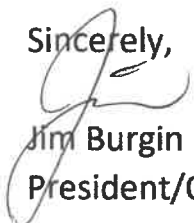
I have office space for your 8 employees at 53 South Broad St East. The space will be 3,935 square feet plus or minus made up of furnished offices etc. The rate will be \$2.00 per foot per month and includes all utilities with the exception of phone and any additional security system.

The second space is 58 North Bread St East which is 1805 square feet and will be \$2,000 per month with the town paying for all utilities and any unfits.

The space at 53 South Broad is not time sensitive, but the property at 58 North Broad Street is being appraise for sale to an interested buyer.

I look forward to further discussions if you are interested in either or both of these properties.

Sincerely,


Jim Burgin
President/Owner



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Gerry Vincent, Town Manager ICMA-CM
ISSUE Request for Qualifications-Town Master Park Plan
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: At the Board of Commissioner's Retreat in March, the Board and staff identified and discussed a future park site in anticipation of future growth, and the need for additional park space. The attached map identifies property that is currently owned by the Town, approximately 110 acres, that would more than cover the Town's anticipated need for future park land.

Staff advertised a Request for Qualifications (RFQ) to study the anticipated need for additional park land. The proposals were received on August 13th as follows:

1. McGill Associates-Raleigh, NC
2. Dewberry-Raleigh, NC
3. A. Morton Thomas & Associates, Inc.-Raleigh, NC
4. SEPI-Raleigh, NC
5. ESP Associates, Inc.-Morrisville, NC
6. Summit Design & Engineering Services-Raleigh, NC
7. **Withers Ravenel, Inc.-Raleigh, NC***
8. Cole Jenest & Stone, Inc.-Raleigh, NC
9. Timmons Group-Raleigh, NC

*** Recommended Proposal**

A selection panel consisting of staff reviewed each proposal based on each firm's experience, past projects and resources to complete the project at hand. Based on the above criteria, staff recommends Withers Ravenel.

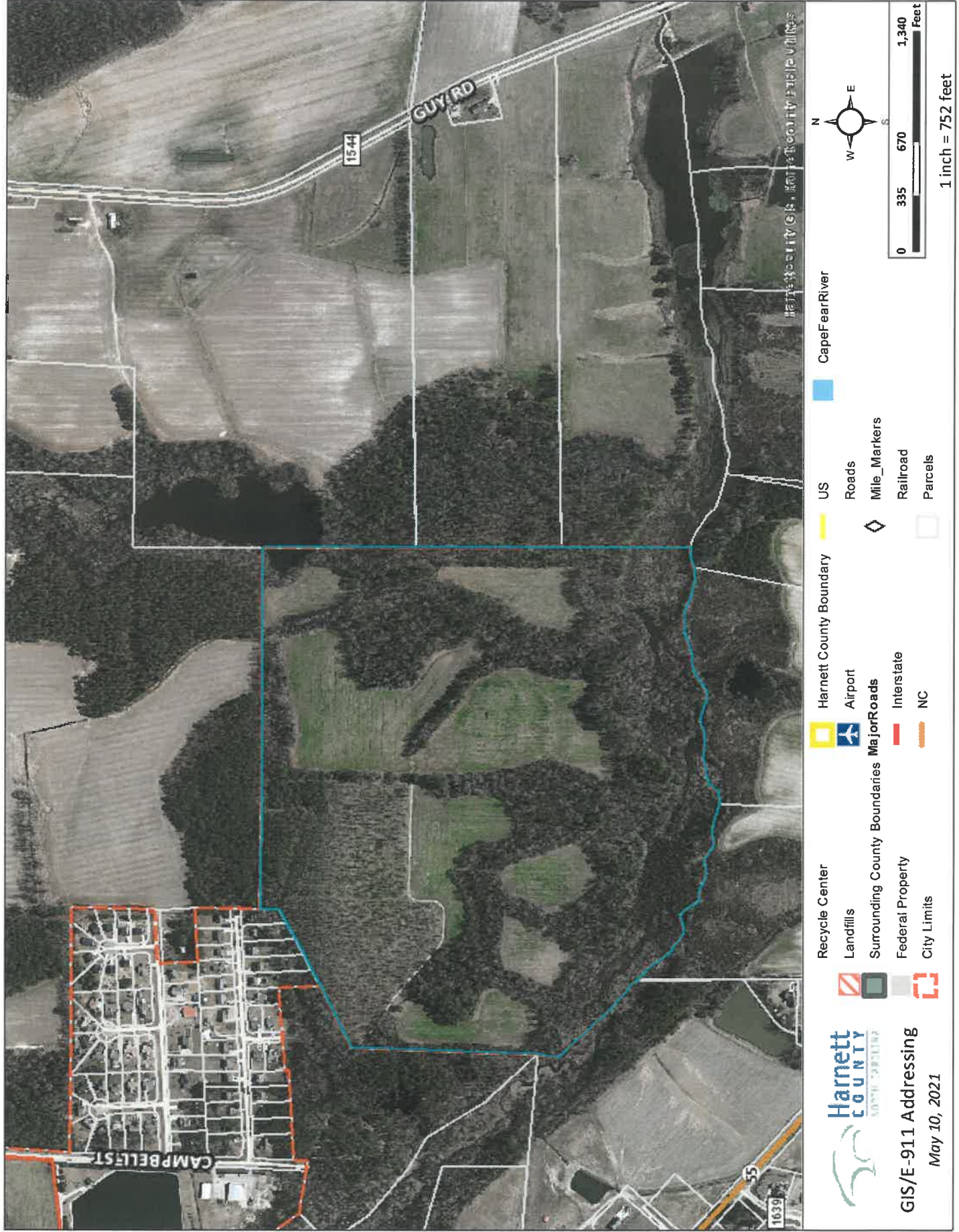
FINANCIAL IMPACT: The financial impact was budgeted in the FY22 General Fund Budget.

RECOMMENDATION: Authorize the Town Manager to negotiate a contract for the Board of Commissioners to consider and approve.

REQUESTED MOTION: I recommend authorizing the Town Manager to negotiate a contract with Withers Ravenel for consideration of the Board of Commissioners.

REVIEWED BY TOWN MANAGER: *Gerry Vincent*

Town of Angier Future Park Site



NOT FOR LEGAL USE .



GIS/E-911 Addressing

May 10, 2021

Angier's Future Park Site



Harnett County GIS, Harnett County Public Utilities

Legend

- Harnett County Boundary
- Airport
- Major Roads
- Interstate
- NC
- Recycle Center
- Landfills
- Surrounding County Boundaries
- Federal Property
- City Limits

- US
- Roads
- Railroad
- Parcels
- Cape Fear River

Harnett County

GIS/E-911 Addressing

April 1, 2021

Scale

0 650 1,300 2,600 Feet

1 inch = 1,505 feet

Certificate of Ownership and Dedication

[illegible]

Notes
Property shown hereon is not currently located in a watershed district.

Town of Angier
Minimum Building Setbacks
Zoned RA-30

Front: 35'
Side line: 10'
Corner Lot by Street: 20'
Rear line: 25'

1. Thomas Lester Stencil, certify that this plat was drawn under my supervision from _____ (see Page Ref., etc.) [other] _____, but the boundaries not surveyed are shown clearly indicated as drawn from the information found in references as shown hereon, that the ratio of precision as calculated is 1:100000; that this plat was prepared in accordance with C.S. 47-80 as amended.

Witness my original signature, registration number and seal this _____ day of September, A.D. 1916.

Thomas D. L. T. T. T.
Surveyor
1-1012

Case Number

I hereby certify that this survey is of another category, such as the recombination of existing parcels, division of heirs, a court ordered survey or other exception to the definition of subdivision.

I hereby certify that the property shown

hereon is exempt from the subdivision regulations for the Town of Angier and is hereby approved for recording in the Register of Deeds in Harnett County.

9-6-16 Subdivision Administrator

I. Christine Wallace, Review Officer of Harnett County,
State of North Carolina
County of Harnett

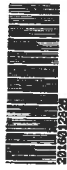
Quintin Dallas 9/17/16

Reviser	Officer	Date
HARNETT COUNTY, N.C.	9-7-11	9-5-11

FILED DATE _____ TIME _____
MAP NUMBER 2016-257
REGISTERED OF DEEDS

KIMBERLY S. HARGREAVE
Tredix Subster

20. Register Of Deaths Deputy Supv
RECORDED IN HARNETT COUNTY BOOK OF



118, PAGE 265

**MAPPED ONLY
LOT RECOMBINATION**

Owned by and Mapped for:

The Town of Angier, North Carolina

65 North Broad Street West Angier, NC 27501 919-639-2071

TOWN: ANGLER	TOWNSHIP: BLACK RIVER	COUNTY: HARNETT
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STATE: NORTH CAROLINA REID: 0054659, 0054298, 0054626

ZONE: RA-30 PIN: 0683-19-8710, 0683-23-4448, 0683-33-2576

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STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
908 East Depot Street, P. O. Box 780, Angier, NC 27501
Phone: 919-639-2133 Fax: 919-639-2602

DATE: 9-1-16	SURVEYED BY: ---	FIELD BOOK
SCALE: 1" = 500'	DRAWN BY: PAJ	DRAWING FILE NO.
CHECKED & CLOSURE BY:		LHRR-786 A

Owned by and Mapped for:	
The Town of Angier, North Carolina	
66 North Broad Street West Angier, NC 27501 919-439-2071	
TOWN: ANGIER	TOWNSHIP: BLACK RIVER COUNTY: HARNETT
STATE: NORTH CAROLINA	REED: 0054650, 0054296, 0054026
ZONE: RA-30	PIN: 0663-19-8710, 0663-23-4448, 0663-33-2676

20160312252D

INSTRUMENT # 2816812255

DATE TESTED 03/14/16

TESTED BY JACQUELINE MC AN

20160312252D

160 0 3400

Horizontal Scale

Revisions:

110, PAGE 265

HARNETT COUNTY, N.C.
FILED DATE 9/11/16 TIME 9:52 AM
MAP NUMBER 2010-365
REGISTER OF DEEDS
KIMBERLY S. HARGROVE
By Heidi Stuber Deputy Supv.
Register of Deeds
RECORDED IN HARNETT COUNTY BOOK OF MAPS 20

REQUEST FOR QUALIFICATIONS

Town Park Master Plan Town of Angier, North Carolina

INTRODUCTION / PROJECT DESCRIPTION

The Town of Angier is soliciting Qualification Statements from professional Landscape Architecture and Engineering firms to provide design services and prepare a master plan for a future town park. The park site, owned by the Town and currently used as a spray field, is 110 acres and located between NC 55 and Guy Road and north of the Black River. While the property does not currently have access from a public road, the intent is for the park to have access from Guy Road and an easement / shared drive will be negotiated with the adjacent landowner that will be developing that property. The scope of work will be to create a master plan for future development based on an analysis of site constraints and opportunities, community needs assessment and engagement as well as input of town staff.

The selected firm shall prepare a master plan that is responsive to the site, environmentally sensitive and sustainable and reflects community and town recreational needs. The plan shall include written and graphic analysis, recommendations, and cost estimates. It is anticipated that the park improvements will be designed to allow construction in multiple phases.

Site analysis shall include documentation of jurisdictional wetlands, river buffers, and a Phase 1 Environmental Analysis. The specific improvements will reflect town needs as well as the needs of the community as determined through community needs assessment and input.

Consultants should have experience with community engagement and the design of athletic fields, sport courts, playgrounds, trails and other recreational amenities. The project will also include the design of an entry drive, parking and the inclusion of restrooms and picnic shelters.

In addition, the Consultant team should also demonstrate expertise in construction cost estimating and knowledge of granting agencies and funding opportunities. The Town intends to submit for grants in the summer of 2022. The entire RFQ is posted on the Town of Angier's website at www.angier.org. Please contact Gerald D. Vincent, Town Manager at gvincent@angier.org if there are any questions.

7/20,23/2021



STATEMENT OF QUALIFICATIONS

TOWN OF ANGIER

TOWN PARK MASTER PLAN



WithersRavenel
Our People. Your Success.

August 13, 2021

Gerry Vincent, Town Manager
Town of Angier
55 N. Broad Street W.
Angier, NC 27501

SUBJECT: TOWN PARK MASTER PLAN, TOWN OF ANGIER, NORTH CAROLINA

Mr. Vincent and Members of the Project Selection Committee:

WithersRavenel is passionate about park planning and design and confident that we can effectively partner with the Town of Angier and community to create a vision for the park and prepare a responsive master plan.

The WithersRavenel project team is seasoned, multi-disciplined, and collaborative. Our team includes Landscape Architects with decades of relevant park design experience. They will lead the master planning process and develop creative solutions for the design and management of the park. Our environmental scientists and engineers are knowledgeable on local and state permit requirements and advocate for sustainable solutions. Our grant specialists will advise and inform the process by identifying sources of funding and assisting with initial applications.

Team members will establish clear goals and objectives for the project by understanding site-specific challenges and opportunities through extensive research and site analysis, facilitating meaningful engagement of the community, stakeholders and the Town, and conducting a vigorous pursuit of creative design solutions.

Our project management approach emphasizes regular communication, adherence to project schedule, genuine community conversations, coordination with regulatory agencies early in the process and attention to detail and probable construction cost throughout the process.


Our philosophy is rooted in responsible design principles that include:

- » Balancing park program and the integrity of the natural environment
- » Ensuring that experiences found within the park are accessible, inclusive, and safe
- » Giving a voice to the community and other stakeholders during the planning process and;
- » Incorporating sustainable solutions

Our **collective experience, collaborative process, and commitment to responsible design** will ensure that master plan recommendations respond to community and town needs, meet the requirements of granting and regulatory agencies, and serve as a solid foundation for the preparation of construction documents.

We are not aware of any conflict of interest that would impact our selection as the Town's consultant. We appreciate your full consideration and look forward to presenting our qualifications further.

Respectfully submitted,
WithersRavenel, Inc.



Brian H. Starkey, PLA, ASLA
Project Manager
(919) 247-3065
bstarkey@withersravenel.com



Bob Chandler
Client Officer
(919) 247-3065
bstarkey@withersravenel.com

STATEMENT OF QUALIFICATIONS

FIRM PROFILE



OUR PEOPLE. YOUR SUCCESS.

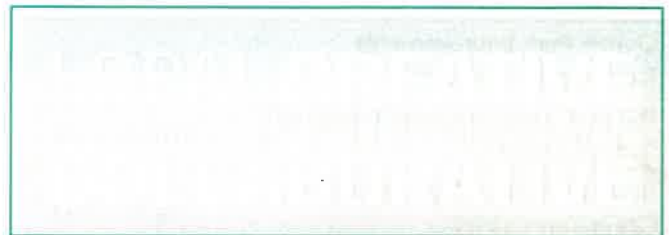
WithersRavenel delivers innovative and responsive services across North Carolina, including parks and recreation projects. We believe quality parks, access to nature and open space, and multiple recreation opportunities are critical to the health of a community. Our in-house capabilities position us to contribute holistically to realizing our client's vision. **All services required for the Angier Town Park Master Plan will be provided by WithersRavenel.**

PARKS & RECREATION STUDIO

WithersRavenel has a studio dedicated to parks and recreation projects. From comprehensive plans for parks and greenway systems and parks master planning to design and construction—including trail design, sports fields and courts, nature parks, playgrounds and other park amenities—our staff has provided comprehensive services to municipalities, counties, and the state successfully completing a diverse array of projects.

The Parks and Recreation studio is supported collaboratively by in-house planners, engineers, environmental scientists, and funding and asset management specialists at WithersRavenel.

This collaboration ensures that planning and design solutions are not only creative, but also practical and multi-layered incorporating sustainable strategies, including stormwater management, utility and transportation solutions, as well as creative funding solutions.



YEARS IN BUSINESS

37 Years

YEARS IN PARKS & RECREATION

23 Years

OFFICE LOCATIONS

- » Cary (Headquarters)
- » Raleigh (Performing Office)
- » Greensboro
- » Wilmington
- » Pittsboro
- » Asheville
- » Southern Pines

SERVICE AREAS

- » Landscape Architecture
- » Planning
- » Environmental Analysis
- » Funding & Asset Management
- » Utilities
- » Stormwater Management
- » Geomatics
- » Transportation

IMAGE

Rendering of Shelton Avenue
Linear Park, Statesville, NC

TEAM LEADERSHIP & COMMITMENT

YOUR PROJECT MANAGER: BRIAN STARKEY



BRIAN H. STARKEY, PLA, ASLA
PROJECT MANAGER

Mr. Starkey's landscape architecture practice has focused on the planning and design of public spaces, with a particular emphasis on parks. He has led more than two dozen public park projects across North Carolina to successful completion, several of which have received local and state awards. **As Project Manager, Brian will be responsible for leading the design, providing quality assurance, and facilitating community engagement. He will be the primary point of contact for the Town.**

PROJECT EXPERIENCE

- » Civitan Park Improvements, Kernersville, NC. Project Manager
- » Academy-Gibson Park Master Plan, Concord, NC. Project Manager
- » Hanging Rock State Park Improvements, Stokes County, NC. Project Manager
- » John Chavis Park Exhibit Plaza Design, Raleigh, NC. Project Landscape Architect
- » Park System Master Plan, Columbus County, NC. Project Manager

LICENSURE

- » Professional Landscape Architect: NC, #549

EDUCATION

- » B.S., Landscape Architecture, West Virginia University
- » Amsterdam Academy of Building Arts

CONTACT INFORMATION

137 S. Wilmington St. #200
Raleigh, NC 27601
O: (919) 238-0305
M: (919) 247-3065
bstarkey@withersavenel.com

WORKLOAD

Our team is an extension of your staff. Staff members proposed for this contract are available immediately and are committed to fulfilling their duties until the project is completed. Below are significant projects our Parks & Recreation team is currently completing.

PROJECT	EST. END DATE
Civitan Park Improvements Town of Kernersville, NC	12/31/2021
Pleasant Park Construction Design Town of Apex, NC	12/31/2022
Academy Gibson Park Master Plan City of Concord, NC	10/01/2021

COMMUNICATION

Communication is the key to managing projects to successful outcomes. We have a variety of communication programs and applications at our disposal, and we customize our communication plan to meet the needs of your project and the preferences of your staff.

In addition to phone calls and emails, we offer the following options for brainstorming, gathering information, reviewing work, or simply getting in touch:

- » Microsoft Teams
- » Cisco WebEx
- » Whiteboard
- » Mural
- » Miro
- » Smartsheet

Technology is no substitute for making a genuine personal connection, which is why **we make regular meetings and progress reports part of our project schedule.**

STATEMENT OF QUALIFICATIONS

SIMILAR PROJECT EXPERIENCE

PLEASANT PARK

TOWN OF APEX, NC

PROJECT SIZE

92 acres

CORE SERVICES PROVIDED

- » Site Analysis
- » Master Planning
- » Environmental Permitting
- » Construction Documents
- » Construction Administration

PROJECT TEAM

- » Gary Warner- Senior Technical Advisor
- » Kurt Pfeifer - Project Landscape Architect
- » Zack Grossl - Landscape Designer
- » Katie Balaze - Stormwater Designer
- » Troy Beasley- Wetlands Scientist

REFERENCE

Angela Reincke
Town of Apex Park & Recreation Director
Angela.Reincke@apexnc.org
919-372-7468

PUBLIC AGENCY REVIEWERS

- » NCDOT
- » Town of Apex
- » USACE
- » NCDWR

FINAL PROJECT COST

Construction: \$10-15M

CURRENT STATUS

Under Construction /
Anticipated Completion
Date: Spring 2022



This 92-acre park near the intersection of I-540 and Old US Highway 1 will provide multiple recreation opportunities.

During the due diligence phase of the project, WithersRavenel completed a wetland/stream/riparian buffer delineation, obtained USACE and NCDWR approvals of the delineation and completed a boundary, topographic and wetland/stream/buffer survey for the property.

Following multiple staff interviews, council interviews, and a public design charrette, WithersRavenel began development of multiple park concepts for consideration. The final plan took into account the size, topographic features, access, and infrastructure needs of the planned

facilities. Facilities will include six multi-use athletic fields for soccer and lacrosse, four baseball fields, tennis courts, basketball courts, beach volleyball, splash pad, playgrounds, shelters, a large open play lawn, and a cross-country running course.



SIMILAR PROJECT EXPERIENCE

CIVITAN PARK

TOWN OF KERNERSVILLE, NC



PROJECT SIZE

8.2 acres

CORE SERVICES PROVIDED

- » Surveying
- » Site Inventory & Analysis
- » Programming & Alternative Concepts
- » Master Planning
- » Construction Documents
- » Construction Administration
- » Funding Support

PROJECT TEAM

- » Brian Starkey - Project Manager
- » Kurt Pfeifer - Project Landscape Architect
- » Zack Grossi - Landscape Designer
- » Katie Balaze - Stormwater Designer
- » Troy Beasley - Wetlands Scientist

REFERENCE

Ernie Pages
Town of Kernersville Director of Parks & Recreation
EPages@toknc.com
336-992-0804

PUBLIC AGENCY REVIEWERS

- » Town of Kernersville

FINAL PROJECT COST

Construction: \$1.6M

CURRENT STATUS

Construction Bidding

The master plan for Civitan Park and subsequent improvements reinvent Kernersville's oldest park, addressing changing community needs and replacing dated existing facilities with a variety of new recreation opportunities and features. The park has an athletic and fitness focus providing tennis, pickleball and basketball courts, baseball field and two fitness areas where visitors can exercise.

In addition, park facilities will include an interactive play structure, restrooms, and picnic shelters.

The park design ensures full accessibility, manages storm water sustainably and creates a new aesthetic. The park is scheduled to open in the fall of 2022. WithersRavenel is providing comprehensive services from surveying through construction administration.

ACADEMY-GIBSON PARK

PROJECT SIZE

20 acres

CORE SERVICES PROVIDED

- » Site Inventory & Analysis
- » Programming & Alternative Concepts
- » Master Planning

PROJECT TEAM

- » Brian H. Starkey – Project Manager
- » Gary Warner – Senior Technical Advisor
- » Zack Grossl – Landscape Designer

REFERENCE

Jason Pauling
City of Concord Senior
Park & Greenway Planner
paulingj@concordnc.gov
704-920-5600

PUBLIC AGENCY REVIEWERS

- » City of Concord

FINAL PROJECT COST

Construction: \$9.5M (est.)

CURRENT STATUS

Master Plan in
Development

This historic park in Concord is slated for major improvements based on the master plan prepared by WithersRavenel.

During the planning process residents of the community and park staff as well as other stakeholder groups were involved in the visioning of park improvements.

Improvements to the existing facilities include expansion of the aquatics center pool to introduce a zero-entry opportunity; athletic field renovations, including new structures; and expansion of the recreation center building.

Other new facilities include playgrounds, a greenway trail, sculpture garden, and pump track.

In addition to these improvements, the park will be expanded to include a county property, which will provide much needed flexible open space.

CITY OF CONCORD, NC



EXPERIENCE WITH ATHLETIC FIELDS

BALANCING THE NEEDS OF PLAYERS, SPECTATORS & STAFF

When planning and designing athletic facilities, whether individual fields and courts or large multi-sport complexes, we seek to balance the needs of all users to maximize operational and maintenance efficiencies.

CREATING SAFE & MEMORABLE EXPERIENCES

Our in-house planners, engineers, landscape architects, and construction managers work collaboratively to make sure that visible elements like surfaces, seating, and lighting and invisible elements like utilities and drainage integrate seamlessly.

As avid sports participants and viewers, volunteer coaches, league organizers, and parents of budding athletes, we understand the value of athletic facilities in cultivating healthy individuals and vibrant communities.

RELEVANT ATHLETIC FIELD PLANNING & DESIGN PROJECTS

- » Salem Pond Park, Apex
- » Forestville Road Athletic Park, Knightdale
- » Buckeye Recreation Center Site Improvements, Beech Mountain
- » O.T. Sloan & Kiwanis Children's Park Master Plan, Lee County
- » Parks Master Planning, Kernersville
- » Athletic Park Master Plan & PARTF Grant, Wilson's Mills
- » Falcon Park Improvements, Fuquay-Varina
- » Ayden District Park, Ayden
- » Ting Park, Holly Springs
- » Royal Lane Park Renovation Master Plan, Clinton
- » Fleming Loop Park Soccer Complex, Fuquay-Varina
- » East Clayton Community Park, Clayton
- » Dixie Youth Baseball Complex Improvements, Clarkton

EXPERIENCE WITH PLAYGROUNDS



In addition to many of the parks listed above, WithersRavenel has completed playground planning and design at the following locations:

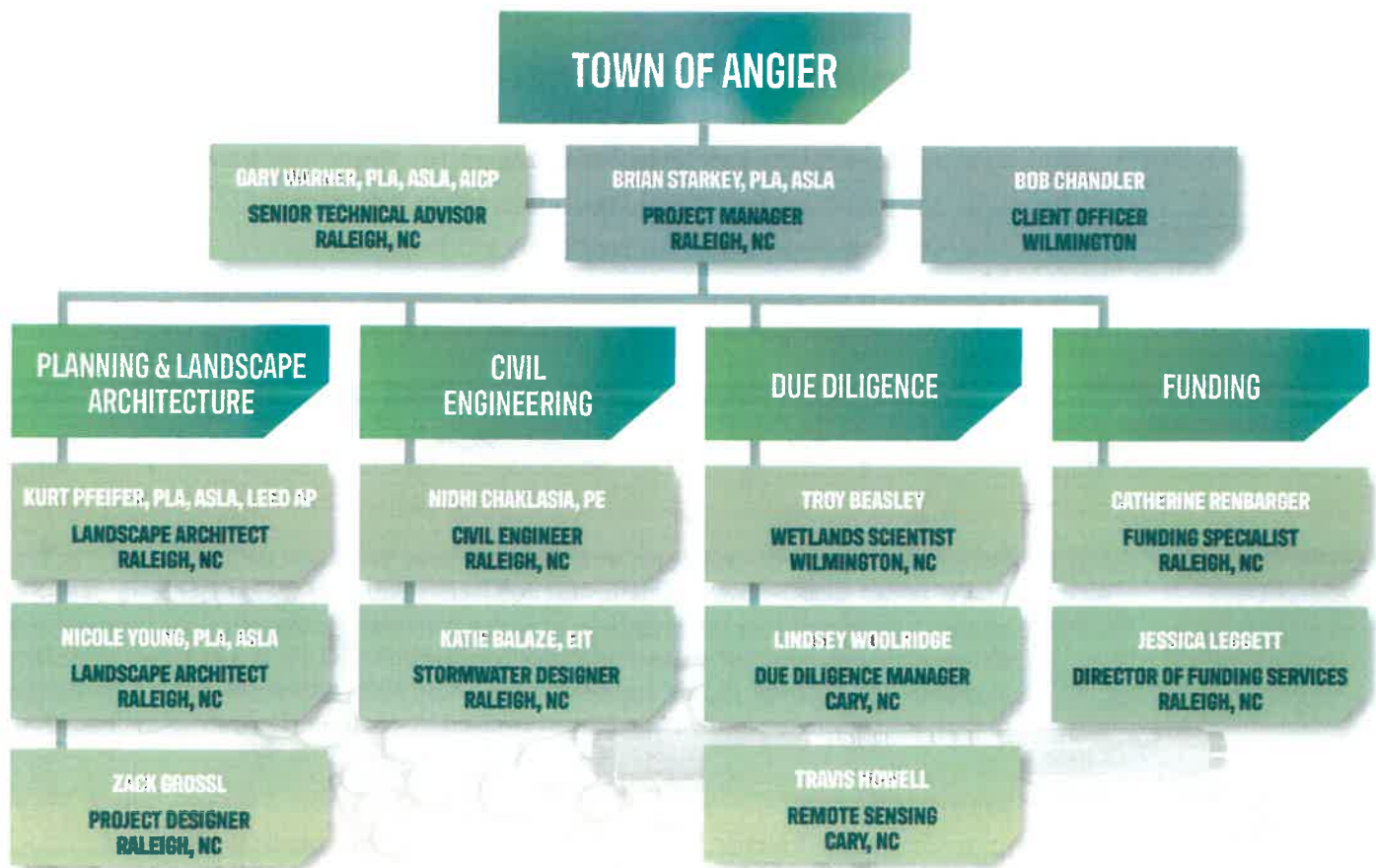
- » Old Honeycutt Passive Park, Fuquay-Varina
- » Cedar Falls Accessible Play Area, Chapel Hill
- » Accessible Play Area Design, Chapel Hill
- » Sturgeon Creek Park Master Plan, Leland
- » Greenwood Park Master Plan, Biltmore Forest
- » Lakefront Park Master Plan, Hope Mills
- » Ocean Front Park, Kure Beach
- » W.E. Hunt Recreation Center, Holly Springs

STATEMENT OF QUALIFICATIONS

INDIVIDUAL QUALIFICATIONS & EXPERIENCE

PROJECT TEAM ORGANIZATION

Our project team is passionate about parks. Our project team has decades of park experience and has completed numerous park projects together. Our organization ensures effective communication and foster collaboration. Town of Angier staff, residents, community groups, Harnett County representatives, Chamber of Commerce, and other stakeholders are also valuable team members, and their contributions are critical to creating a shared vision for the park.



ADDITIONAL IN-HOUSE SUPPORT PERSONNEL TO STAFF PROJECTS

57 PROFESSIONAL ENGINEERS

7 LANDSCAPE ARCHITECTS

5 LANDSCAPE DESIGNERS

6 PROFESSIONAL PLANNERS

26 ENVIRONMENTAL STAFF

17 PROFESSIONAL LAND SURVEYORS

KEY TEAM MEMBER QUALIFICATIONS



GARY WARNER, PLA, ASLA, AICP
SENIOR TECHNICAL ADVISOR

EDUCATION

- » M.L.A., Virginia Tech
- » B.S. Horticulture, Virginia Tech

LICENSURE

- » Professional Landscape Architect: NC, #1708
- » American Institute of Certified Planners: #14032

Mr. Warner has 29 years of experience in the design of parks, playgrounds, gardens, and urban spaces for North Carolina communities. **Gary will advise the team during design and review documents for Quality Assurance.** He has a passion for inclusive facilities that is rooted in the belief that recreational facilities should be open and accessible to everyone, regardless of age, ability, or socioeconomic background. He also believes in the power of well-designed public facilities to create memories, shape character, and bless the lives of those who visit them.

PROJECT EXPERIENCE

- » Pleasant Park Design & Construction, Apex, NC. Senior Technical Advisor
- » Academy-Gibson Park Master Plan, Concord, NC. Senior Technical Advisor
- » Sturgeon Creek Park Master Plan, Leland, NC. Project Manager
- » O.T. Sloan Park Master Plan, Lee County, NC. Project Manager
- » Kiwanis Children's Park Master Plan, Lee County, NC. Project Manager
- » Greenwood Park Master Plan, Biltmore Forest, NC. Project Manager



KURT PFEIFER, PLA, ASLA, LEED AP
LANDSCAPE ARCHITECT

EDUCATION

- » B.S. Landscape Architecture, West Virginia University

LICENSURE

- » Professional Landscape Architect: NC, #1521

With over 17 years of experience including numerous parks and recreation projects, **Mr. Pfeifer brings an expertise in athletic field and facility design to the project team.** Kurt will provide this expertise to the project team during planning and design of the park and will also assist in preparing estimates of probable construction cost. He is particularly proficient in grading and drainage, details, and construction cost. Most recently he has led the design of Pleasant Park in Apex where he has been involved from master plan through construction.

PROJECT EXPERIENCE

- » Pleasant Park Design & Construction, Apex, NC. Project Landscape Architect
- » Civitan Park Master Plan, Kernersville, NC. Project Landscape Architect
- » Ting Park, Holly Springs, NC. Project Landscape Architect
- » Ayden District Park Master Plan, Ayden, NC. Project Manager
- » Cardinal Gibbons High School Tennis Courts and Practice Fields, Raleigh, NC. Project Landscape Architect

**Unless otherwise noted, individual projects listed on team resumes are WithersRavenel projects*

STATEMENT OF QUALIFICATIONS

INDIVIDUAL QUALIFICATIONS & EXPERIENCE



NICOLE YOUNG, PLA, ASLA
LANDSCAPE ARCHITECT

EDUCATION

- » Master of Landscape Architecture, NC State University;
- » B.S. Health Services Administration, Ithaca College

With more than 14 years of experience including numerous parks, greenway, and garden projects. **Ms. Young will be involved throughout the planning and design process and participate in community engagement.** From a park project on a closed-out landfill site for Wake County to renovations and enhancements of a rose garden for the City of Raleigh and greenway trails, Nicole is focused on projects and creating places where physical and mental health are a focus of the design. Her background in the health industry provides a perspective that is valuable to the project ensuring that design solutions are responsive to all ages and abilities.

PROJECT EXPERIENCE

- » Town Park at Chatham Park, Pittsboro, NC. Project Landscape Architect
- » Comprehensive Parks and Recreation Plan, Robeson County, NC. Project Landscape Architect
- » Phase 1 Trail Feasibility, Dobson, NC. Project Manager
- » Green Hills Community Park, Wake County, NC. Project Landscape Architect. obs Landscape Architects
- » Halifax Park/Community Center, Raleigh, NC. Project Landscape Architect. obs Landscape Architects

LICENSURE

- » Professional Landscape Architect: NC, #2016



ZACK GROSSL
PROJECT DESIGNER

EDUCATION

- » B.S. Landscape Architecture, West Virginia University

Mr. Grossl has been involved in numerous park projects. **He will be responsible for creating master plan mapping, images and preparing master plan documents.** He will participate throughout the process including design and community engagement. Zack also leads our electronic community engagement surveying working with staff on numerous social media platforms. Zack is a talented designer and creates 3D images that convey design intent, character, and aesthetic. These images are valuable to the community engagement process and communicating recommendations for the project

PROJECT EXPERIENCE

- » Pleasant Park Design & Construction, Apex, NC. Project Designer
- » Civitan Park Master Plan Update, Kernersville, NC. Project Designer
- » Academy-Gibson Park Master Plan, Concord, NC. Project Designer
- » Bray Park Master Plan, Siler City, NC. Project Designer
- » Sturgeon Creek Park Master Plan, Leland, NC. Project Designer

**Unless otherwise noted, individual projects listed on team resumes are WithersRavenel projects*

INDIVIDUAL QUALIFICATIONS & EXPERIENCE

NIDHI CHAKLASIA, PE CIVIL ENGINEER

Ms. Chaklasia will address Utility Design. She has 7 years of Civil Engineering experience in the Land Development industry covering most business sectors private and public. She has significant experience in site planning, grading and earthwork analysis, storm water conveyance and management, sediment and erosion control, as well as sanitary sewer and water distribution systems.

PROJECT EXPERIENCE

- » Shelton Avenue Linear Park, Statesville, NC. Project Engineer
- » Kernersville Recreation and Event Center, Kernersville, NC. Project Engineer

LICENSURE

- » Professional Engineer: NC, #048090

EDUCATION

- » B.S. Environmental Engineering with Environmental Science Minor, North Carolina State University
- » LEED Green Associate

KATIE BALAZE, EIT STORMWATER DESIGNER

Ms. Balaze will ensure sustainable stormwater management. She provides practical solutions for hydraulic designs to meet local and state regulations for water quality, peak flow mitigation, and flood control.

PROJECT EXPERIENCE

- » Pleasant Park Design & Construction, Apex, NC. Project Designer
- » Environmental Park, Knightdale, NC. Project Designer
- » Civitan Park Master Plan, Kernersville, NC. Project Designer

LICENSURE

- » SCM Inspection & Maintenance, #3510

EDUCATION

- » M.S. Biological & Agricultural Engineering, North Carolina State University
- » B.S. Biosystems Engineering, Michigan State University

TROY BEASLEY WETLANDS SCIENTIST

Mr. Beasley will lead the Environmental Analysis. Troy specializes in coordination with local, state, and federal regulatory agencies for environmental permitting and consistency with current regulations. His experience includes environmental assessments of property for due diligence, wetlands delineations, ASTM standards, riparian buffer determinations, endangered species surveys, CAMA permitting, riparian buffer coordination and permitting, and Section 401/404 environmental permitting.

PROJECT EXPERIENCE

- » Pleasant Park, Apex, NC. Wetlands Scientist
- » Sturgeon Creek Park Master Plan, Leland, NC. Wetlands Scientist
- » Ting Park, Holly Springs, NC. Wetlands Scientist

EDUCATION

- » B.A. Parks and Recreation Management, University of North Carolina Wilmington

CATHERINE RENBARGER FUNDING SPECIALIST

Ms. Renbarger will advise the town on funding opportunities. Catherine assists local governments with myriad strategic consulting initiatives as well as grant/loan-related projects. Her background in municipal and county administration enables her to bring critical insight and real-world solutions to challenging client problems.

PROJECT EXPERIENCE

- » Pleasant Park Design & Construction, Apex, NC. Funding Manager
- » Lee County Parks PARTF Funding Applications, Lee County, NC. Funding Manager
- » Greenwood Park PARTF Grant, Biltmore Forest, NC. Grant Writer
- » Forestville Road Athletic Park, Knightdale, NC. Grant Writer

EDUCATION

- » M.P.A., University of North Carolina at Chapel Hill
- » B.A. Journalism and Mass Communication, University of North Carolina at Chapel Hill

**Unless otherwise noted, individual projects listed on team resumes are WithersRavenel projects*

QUALITY ASSURANCE

INTRODUCTION

Our approach to preparing the Master Plan is shaped by our commitment to in depth analysis, genuine community engagement and a vigorous pursuit of creative solutions. The process is orchestrated and built on deliberate and frequent communication and collaboration and is at once sequential and iterative.

There are several attributes of our approach and methodology that will ensure that the master plan and report is a valuable tool for the town as they plan for and implement the park. There are also conditions unique to the park site that will be critical the master plan preparation.

KEYS TO QUALITY

Early Involvement of Regulatory Agencies

The first step in the process is identifying the site's attributes, natural systems, physical constraints, regulatory requirements, and other conditions that will influence the plan. Our approach combines a "boots on the ground" mentality with technical evaluation methodologies using GIS and surveying services as needed. Early involvement of regulatory and permit agencies will confirm parameters for development and define permit requirements as the project moves into design and consideration of alternative concepts.

Evaluation of Potential Funding Sources

As the park program begins to crystalize, our funding and asset management staff will identify potential funding sources and identify requirements for each so that the information provided by the master plan is in line with those requirements. We are positioned to assist the Town with preparing funding applications and administering submittals to various agencies and programs.

Creative Solutions

There is always more than one option or solution. Our approach to park design features a vigorous exploration of alternative solutions. We will conduct that exploration with the Town and the community through working sessions that offer the opportunity to participate in not only what goes into the park but how it is organized and to determine the overall identity and character of the park.

Attention to Detail and Quality

To be useful, the master plan needs to dig deep enough into the details so that the preparation of subsequent construction documents and permitting improvements is seamless. Our plans will illustrate grading, storm water management systems and utility extensions in addition to the layout of park elements. Our approach puts in place quality assurance reviews that will focus on accessibility, safety, cost implications, phasing scenarios and overall design.

UNIQUE CONDITIONS

Specific to the Angier Town Park project is the influence of undeveloped adjacent property and access as well as the need to identify a logical phasing plan.

Park access from Guy Road is preferred by the Town and will need to be coordinated with the adjacent property owner. Undeveloped property between the park site and Guy Road is mostly open agricultural land that could be developed and will become more attractive for development with the creation of the park. Our team is prepared to examine the development potential of these properties under the current zoning and evaluate the most compatible alignment for an access drive. In addition, options could consider using a portion of the park property for future development as a means of generating funding for the park. WithersRavenel staff experienced in residential development will assist in evaluating the feasibility of this option.

Addressing the potential phasing of a park project is typical for most master plans. However, in the case of this project the idea of phasing park implementation also needs to consider the phasing out of the spray field operation.

In conjunction with developing a phasing plan for park construction, our team will examine the potential for continuance of a portion of the spray field operation.



COMMUNITY ENGAGEMENT

Successful and meaningful engagement of the community is dependent upon providing multiple opportunities for the community to share their perspective and aspirations.

Opportunities to understand project parameters, establish project goals and objectives, create a forum for open dialogue, and facilitate the exchange of ideas are all critical to creating ownership and inspiring responsive solutions.

The process needs to be equitable and requires the project team to engage the community “where they are” in contrast to expecting them to come to us.

On other recent projects we have conducted virtual community meetings, prepared recorded presentations, surveyed communities online, created websites, recorded podcasts, and mounted social media campaigns.

Our objective will be to provide multiple ways for the community to engage with the process, and we are prepared to conduct multi-faceted community engagement plan and process to ensure an inclusive and robust level of public input.

Public participation must be highly inclusive and interactive, so we will work with the staff and stakeholders to set up an engagement plan and process using a variety of tools.



TOP – PUBLIC MEETING
BOTTOM – VIRTUAL DESIGN CHARETTE

THROUGHOUT THE PROCESS WE WILL BE COMMITTED TO:

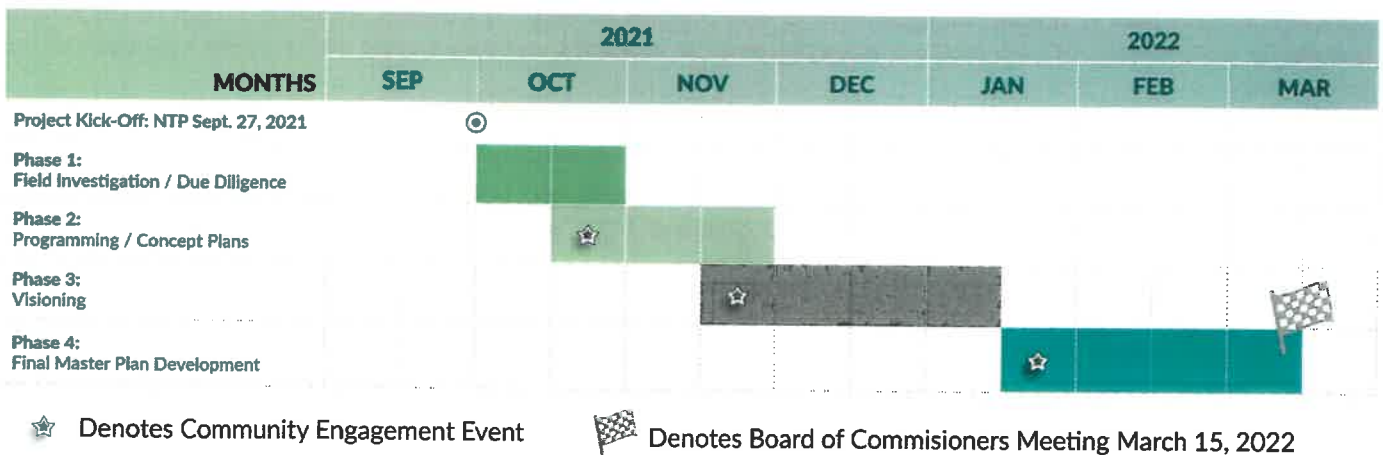
- » Deliberate collaboration
- » Providing multiple opportunities for participation
- » Making the process convenient
- » Ensuring that participation is balanced
- » Controlling the process through established ground rules
- » Keeping all stakeholders involved
- » Periodic and frequent communications with staff
- » Being flexible, adjusting the process if necessary
- » Spending sufficient time on the property to understand the land
- » A vigorous exploration of creative design options
- » Documenting the process in detail

STATEMENT OF QUALIFICATIONS

METHODOLOGY & APPROACH

SCHEDULE

Our team has the capacity to accomplish the master plan of this project by the March 2022 deadline. The schedule below represents our initial approach to structuring the 6 months allotted for the project. In addition to progress reviews at the end of each task, our team will facilitate coordination with regularly scheduled bi-weekly meetings, present to the planning board as needed, and coordinate meetings with the park project steering committee.



The tasks completed within the phases listed in the schedule above include:

PHASE 1:

- » Surveying
- » Phase I Environmental Assessment
- » Stream & Wetlands Delineation

PHASE 2:

- » Community Needs Assessment
- » Program Identification
- » Concept Design

PHASE 3:

- » Master Plan Alternatives
- » Probable Cost Estimates

PHASE 4:

- » Master Plan/Report
- » Cost Estimate
- » Funding Plan



STATESVILLE LINEAR PARK COMMUNITY ENGAGEMENT EVENT

PHOTO COURTESY: STATESVILLE RECORD LANDMARK TAYLOR JEDRZEJEK

FUNDING RECORD OF SUCCESS

GUIDANCE FROM APPLICATION THROUGH CONSTRUCTION ADMINISTRATION

Our staff are focused on assisting clients with funding identification, application and administration services, and general oversight and management. Their expertise ensures your project is in compliance with the specific funding agency requirements.

A DEDICATED FUNDING TEAM

Our team includes staff who have managed projects with complex funding requirements, including navigating the various compliance requirements for each program, managing multiple deadlines, and coordinating with multiple individuals at the agency level.

UNPARALLELED BREADTH AND DEPTH

We are familiar with many state and federal initiatives, such as USDA, Golden LEAF, CWMTF, SRF, CDBG, and AIA. We have worked closely with North Carolina's Department of Environmental Quality.



FUNDING PROGRAM	# OF PROJECTS	TOTAL FUNDED
Community Development Block Grant (Infrastructure, Economic Development, Catalyst, etc.)	38	\$52,794,116
Economic Development (CDBG-ED, ARC, USEDA, IDF, GLF, etc.)	37	\$34,455,640
Asset Inventory & Assessment Grants	41	\$5,532,000
Merger & Regionalization Study Grants	16	\$800,000
Clean Water Mgt. Trust Fund (CWMTF)	31	\$40,301,917
CWMTF Stormwater	8	\$671,744
Park & Recreation Trust Fund	22	\$8,976,303
SRF Grants & Loans-Water	52	\$150,610,648
SRF Grants & Loans-Sewer	76	\$314,474,756
Rural Center Bond Projects	75	\$29,389,570
Economic Infrastructure (Rural Center)	6	\$2,284,255
Economic Innovation (Rural Center)	2	\$500,000
Clean Water Partners (Rural Center)	48	\$15,926,001
Building Reuse & Renovation (Rural Center)	2	\$876,000
Rural Center Misc. (Planning)	6	\$273,500
High Unit Cost (Original Program)	28	\$52,239,697
High Unit Cost New 2014	1	\$800,000
TAG	9	\$415,000
USDA	17	\$42,502,235
ARRA-Water, Sewer, Stormwater, Fire Station Constr.	34	\$17,109,686
Flood Mitigation	9	\$13,178,356
Other (EDA, STAG, ARC, DOT, GL)	15	\$3,636,931
TOTAL	573	\$787,748,355



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Gerry Vincent, Town Manager ICMA-CM
ISSUE American Rescue Plan & Resolution-Revised
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: Previously, the American Rescue Plan (ARP) funds were set and established in specific fund categories and adopted by the Board of Commissioners, as described within the attachment; however, due to final, detailed requirements by the Department of Treasury, utilizing these funds with the downtown merchants for improvements would be very difficult to justify. In consultation with TJCOG, it was recommended not to appropriate funds for such improvements; therefore, staff will have to make necessary adjustments. In addition, the funds set aside for General Fund Government Services category will be reallocated to water, sewer, and drainage as well. The original plan was as follows:

Angier Business Improvements	\$250,000
General Fund Government Services	\$250,000
Downtown Sewer Improvements	\$1,000,000
Total	\$1,500,000

In addition, the final amount of funds was confirmed at \$1,725,746.66. Staff has already received 50% of these funds at \$862,873.33.

New proposal for the Board of Commissioners to adopt is as follows:

Water, Sewer and Drainage Improvements	\$1,725,746.66
---	-----------------------

FINANCIAL IMPACT: There is no financial impact.

RECOMMENDATION: Authorize the changes above and adopt the attached Resolution, as submitted.

REQUESTED MOTION: I recommend authorizing the Town Manager to proceed with changes to the American Rescue Plan funding and adopt the attached Resolution, as submitted.

REVIEWED BY TOWN MANAGER: *Gerry Vincent*

Attachments: *Original budget sheet, revised & resolution*



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Resolution No.: R013-2021

Date Submitted: September 7, 2021

Date Adopted: September 7, 2021

TOWN OF ANGIER RESOLUTION FOR ACCEPTING AMERICAN RESCUE PLAN ACT FUNDS

WHEREAS, the Town of Angier is eligible for funding from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLRF).

WHEREAS, the North Carolina General Assembly will provide for the distribution of funds to eligible North Carolina municipalities; and

WHEREAS, before receiving a payment, the Board of Commissioners is required to formally accept the CSLRF funds; and

WHEREAS, revenue received under the CSLRF must only be spent for purposes authorized by the CSLRF, and applicable regulations, and by state law; and

WHEREAS, revenue received under the CSLRF must be accounted for in a separate fund and not co-mingled with other revenue for accounting purposes; and

WHEREAS, the Town of Angier must comply with all applicable budgeting, accounting, contracting, reporting, and other compliance requirements for CSLRF funds.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Town of Angier that we do hereby accept and request CSLRF funding to be distributed by the State of North Carolina; and

BE IT FURTHER RESOLVED that the Board of Commissioners affirms that the CSLRF revenue will only be used for the purposes prescribed in the CSLRF, and in US Treasury guidance in 31 CFR, Part 35, and any applicable regulations, and in accordance with state law; and



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

FURTHER RESOLVED that the Town of Angier will comply with procedures created by the North Carolina General Assembly and the US Treasury Department to receive funds under the act; and

FURTHER RESOLVED that the Town of Angier will account for CSLRF in a separate fund and not co-mingle it with other revenues for accounting purposes and will comply with all applicable federal and state budgeting, accounting, contracting, reporting, and other compliance requirements for CSLRF funds; and

FURTHER RESOLVED that the Board of Commissioners of the Town of Angier designates and directs the Town Manager to take all actions necessary on behalf of the Board of Commissioners to receive the CSLRF funds.

Duly adopted this the 7th day of September, 2021.

Robert K. Smith, Mayor

ATTEST:

Veronica Hardaway, Town Clerk



**American Rescue Plan
&
CARES Act
Budget Ordinance
FY 2021 thru FY 2022**

BE IT ORDAINED by the Board of Commissioners of the Town of Angier, Harnett County, North Carolina in accordance with G.S. 159-13 of the North Carolina General Statutes that:

Section 1: The following revenue is hereby appropriated to the ARP & CARES Act Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning May 18, 2021, and ending June 30, 2022:

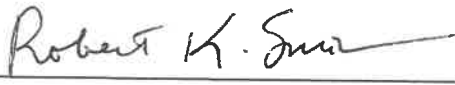
American Rescue Plan Distribution	\$ 1,500,000
CARES Act Distribution	104,480
	<hr/>
TOTAL	\$ 1,604,480

Section 2: The following expenditures are hereby appropriated in the ARP & CARES Act to be used, in accordance to provisions and guidance, during the fiscal years beginning May 18, 2020, and ending June 30, 2022:

American Rescue Plan Department	
Angier Business Improvement	\$ 250,000
General Fund Government Services	250,000
Downtown Sewer Improvements	1,000,000
	<hr/>
CARES Act Department	
CARES Act	\$ 94,480
General Fund Utilization	10,000
	<hr/>
TOTAL	\$ 1,604,480

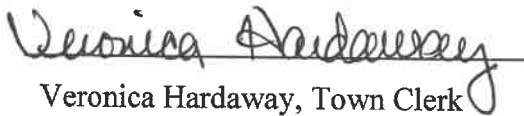
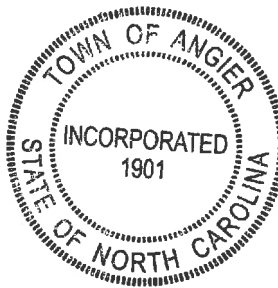
Adopted this 18th day of May, 2021.

Town of Angier Board of Commissioners

A handwritten signature in dark ink, appearing to read "Robert K. Smith", written over a horizontal line.

Robert K. Smith, Mayor

ATTEST:

A handwritten signature in dark ink, appearing to read "Veronica Hardaway", written over a horizontal line.
Veronica Hardaway, Town Clerk

Town of Angier Summary - FY 2022 Budget

Description	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	Actual (3/31/21)	Dept. Head Request	Manager Proposed	Board Approved
American Rescue Plan & CARES Act							
AMERICAN RESCUE PLAN DISTRIBUTION					1,500,000	1,500,000	1,500,000
CARES ACT DISTRIBUTION					104,480	104,480	104,480
Total Revenue	-	-	-	-	1,604,480	1,604,480	1,604,480
ARP Department							
ANGIER BUSINESS IMPROVEMENT					250,000	250,000	250,000
GENERAL FUND GOVERNMENT SERVICES					250,000	250,000	250,000
DOWNTOWN SEWER IMPROVEMENTS					1,000,000	1,000,000	1,000,000
CARES Act Department							
CARES Act					94,480	94,480	94,480
GENERAL FUND UTILIZATION					10,000	10,000	10,000
Total Expenditures	-	-	-	-	1,604,480	1,604,480	1,604,480
Spread	-	-	-	-	-	-	-



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE:	September 7, 2021
PREPARED BY:	Hans Kalwitz
ISSUE	Municipal Building Project Budget Ordinance
CONSIDERED:	
DEPARTMENT:	Finance

SUMMARY OF ISSUE:

This Budget Ordinance is in regard to the Town's municipal building. As directed by the Board during the recent Budget Retreat, staff have diligently collaborated with the USDA, Oakley Collier Architects, and Davenport & Company to begin construction. This Budget Ordinance translates to the creation of a separate fund.

FINANCIAL IMPACT:

The Town will establish a new fund in the amount of \$693,855 for Oakley Collier Architects to complete their tasks.

RECOMMENDATION: N/A

REQUESTED MOTION:

Motion to adopt Municipal Building Project Budget Ordinance.

REVIEWED BY TOWN MANAGER:

This has been reviewed by the Town Manager.

Attachments: N/A



**Municipal Building Project
Budget Ordinance**

**FY 2022 – FY 2023
Multi-Fiscal Year Fund**

BE IT ORDAINED by the Board of Commissioners of the Town of Angier, Harnett County, North Carolina in accordance with G.S. 159-13 of the North Carolina General Statutes that:

Section 1: The following revenue is hereby appropriated to the Municipal Building Project Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2021, and ending June 30, 2023:

Transfer from General Capital Reserve Fund	\$	693,855
TOTAL	\$	693,855

Section 2: The following expenditures are hereby appropriated in the Municipal Building Project Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2021, and ending June 30, 2022:

Architectural Department		
Schematic Design	\$	138,771
Design Development		104,078
Construction Documents		277,542
Bidding & Negotiation		34,693
Contract Administration		138,771
Survey		0
Transfer to General Capital Reserve Fund		0
TOTAL	\$	30,985

Adopted this 7th day of September, 2021.

Town of Angier Board of Commissioners

Robert K. Smith, Mayor

ATTEST:

Veronica Hardaway, Town Clerk



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Hans Kalwitz
ISSUE Budget Amendment #4
CONSIDERED:
DEPARTMENT: Finance

SUMMARY OF ISSUE:

This budget amendment pertains to the Police Department as well as the Library Department. The Police Department has received a distribution from Enterprise Fleet Management for the sale of patrol vehicles. This revenue will be used toward Enterprise lease payments of our new patrol vehicles. Along with this revenue, the Police Department has claimed damage to a vehicle; thereby obtaining insurance distribution for fixing the incurred damage.

The Library Department has received donations in memory of a patron who passed away in August. Albeit well known, this is a restricted revenue for the Library Department.

FINANCIAL IMPACT:

This budget amendment will increase the allowable spending for the Police Department and Library Department by \$52,750 and \$334 respectively.

RECOMMENDATION: N/A

REQUESTED MOTION:

Motion to adopt Budget Amendment #4.

REVIEWED BY TOWN MANAGER:

This has been reviewed by the Town Manager.

Attachments: Budget Amendment #4



Town of Angier

Board Approved Budget Amendment # 4

Be it hereby ordained by the Town Council of the Town of Angier that the following amendments be made to the Budget Ordinance adopted on the 15th day of June, 2021 (as well as subsequent amendments) as follows:

General Fund (10 Fund)					
General Fund Revenue	Line Item	Budget		Change	Amended Budget
MISCELLANEOUS REVENUE	10-3010-3999	30,000	↑	52,500	82,500
INSURANCE PROCEEDS	10-3010-5145	-	↑	250	250
LIBRARY DONATIONS	10-3010-6381	4,795	↑	234	5,029
Total Revenue Budget		5,267,210		52,984	5,320,194
Police Department	Line Item	Budget		Change	Amended Budget
ENTERPRISE LEASE AGREEMENT	10-5100-6050	-	↑	52,500	52,500
VEHICLE MAINTENANCE	10-5100-3350	10,000	↑	250	10,250
Total Budget Expenditures for Dept 5100		1,655,650		52,750	1,708,400
Library Department	Line Item	Budget		Change	Amended Budget
LIBRARY DONATIONS	10-6300-5500	2,281	↑	234	2,515
Total Budget Expenditures for Dept 6300		243,133		234	243,367

Motion to adopt FY 2022 Board Approved Budget Amendment #4

Amended this the 7th day of September, 2021

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

OLD BUSINESS



Board of Commissioners Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: September 7, 2021
PREPARED BY: Gerry Vincent, Town Manager ICMA-CM
ISSUE Bellewood Subdivision-Water Pressure Issues
CONSIDERED:
DEPARTMENT: Administration

SUMMARY OF ISSUE: At a Board of Commissioners meeting held in July, it was communicated to staff that a couple of residents were having water pressure issues within the Bellewood Subdivision. Staff has studied the issue, and has met with Ben Taylor, a representative of Greenfield-developers of the subdivision. Jimmy Cook and Bill Dreitzler will present the details of the report conducted by MBD Consulting Engineers, PA (please see attached). There is possibly a partnership between Greenfield and the Town of Angier to increase the water pressure by connecting to the high-pressure water line, just north of the subdivision (See attached report). Additional details will be discussed at the meeting.

FINANCIAL IMPACT: There is a financial impact of \$72,246, but we cannot confirm that estimate until it is bid out to contractors. In addition, this amount was not a planned expenditure within the FY Budget; therefore, a fund balance appropriation would have to be approved.

RECOMMENDATION: This item is for discussion purposes only; any action will be decided by the Board.

REQUESTED MOTION: There is no recommendation at this time.

REVIEWED BY TOWN MANAGER: *Gerry Vincent*

Attachments: *MBD Consulting Engineers, PA*



MEMORANDUM

DATE: July 20, 2021
FROM: Charlie McGougan, P.E.
TO: Jimmy Cook, Public Works Director
Cc:
RE: Town of Angier - Bellewood Subdivision Water Distribution System
Cost Opinion for Connection to Wake County Subsystem

Jimmy,

Please see the attached preliminary cost opinion for supplying the Bellewood subdivision from the high-level portion of the Town's water distribution system (a.k.a. Wake County Subsystem), in lieu of the existing connection to the low-level portion of the distribution system (a.k.a. Base Subsystem). The estimate assumes the installation of approximately 425 linear feet of 12" DR18 C900 PVC pipe that would extend from the existing 8" stub out at the Bellewood subdivision northward along Hwy. 55 to just beyond the 20" isolation valve that separates the high-level from the low-level subsystem. The proposed 12" waterline would terminate with a connection to the existing 20" water main along Hwy. 55 via a 20" x 12" tapping sleeve and valve. No other valves or hydrants would be located on the proposed main.

This is a very crowded road shoulder with limited public right-of-way, based on our previous experience with water main installation in this area as part of the Wake County Elevated Tank project. Existing utilities in the road shoulder along the corridor include the 20" water main, a storm drain parallel to the highway, and various cabled utilities. Construction easement or possibly some permanent easement may be required for the waterline installation. The extent of any needed property will not be apparent until utilities are located and a survey completed as part of the design process. There is only (1) property adjacent to the construction corridor to deal with if it becomes necessary.

At this preliminary stage and given the limited scope of construction, the cost opinion for this project is an educated guess. Regardless, we believe the cost to hire a Contractor to provide materials and install the main to Town standards would be approximately \$58,500. As you are aware construction prices are fairly volatile at present. Maintaining a minimum 15% contingency on construction at this stage would be advisable. We recommend budgeting an additional \$5,000 for surveying, engineering, and permitting. The total project cost including contingency is estimated at \$72,250 not including any property or construction easement acquisition.



We do not believe the benefits of extending the proposed connector main to the south end of the subdivision to where the Bellewood water distribution system currently connects to the existing 20" main along Hwy. 55 justify the cost. This would require an additional 1,100 linear feet of water main extension along Hwy. 55. A 20 to 25 psi increase in operating pressure can be realized simply by making the connection on the north end, the connection on the south end notwithstanding. Fire flow capability would increase as well with the north end connection to the high-level system, due to the close proximity of the Bellewood subdivision to the Wake County Elevated Tank. However, the section of existing 8" main extending cross country from the Highway 55 to the subdivision on the south end would need to be valved off and abandoned.

A line item cost opinion and sketch are attached. I am available to discuss this issue in greater detail at your convenience.

End of Memorandum

MBD CONSULTING ENGINEERS, P.A.
760-A NW Broad Street
Southern Pines, NC 28388



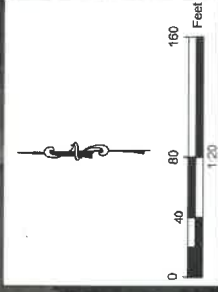
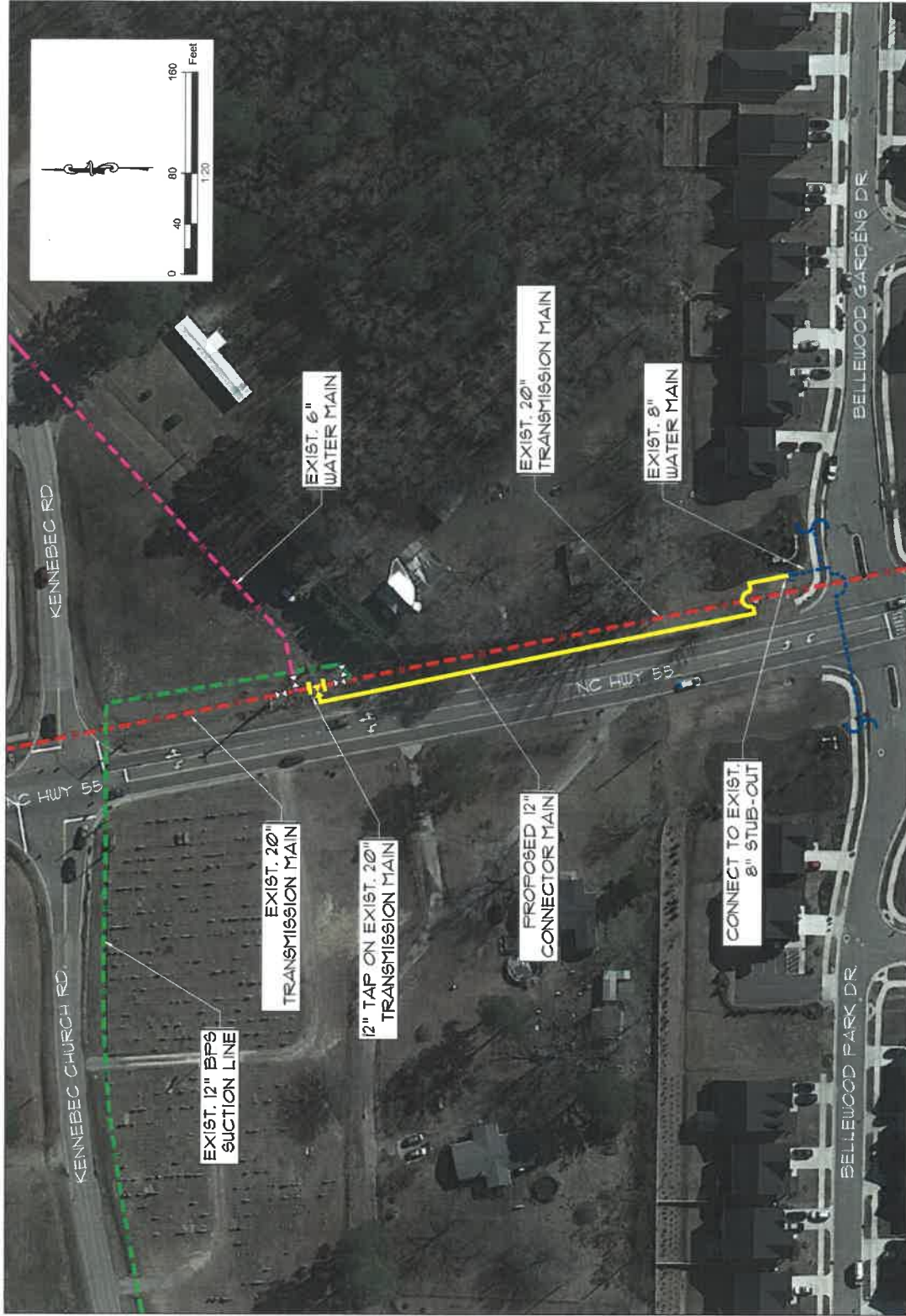
TOWN OF ANGIER

BELLEWOOD SUBDIVISION 12" WATER MAIN EXTENSION

OPINION OF COST (7.20.21)

<u>12" WATER MAIN</u>					
	<u>ITEM</u>	<u>UNIT</u>	<u>QTY.</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
1.	Mobilization, Bonds, and Insurance	Lump Sum			\$ 5,000.00
2.	12" DR 18 C900 PVC Water Main	LF	425	\$ 75.00	\$ 31,875.00
3.	Ductile Iron Fittings	Lbs.	500	\$ 7.50	\$ 3,750.00
4.	20" x 12" Tapping Sleeve and Gate Valve	Ea.	1	\$ 12,500.00	\$ 12,500.00
5.	Yard Inlet Protection	Ea.	2	\$ 500.00	\$ 1,000.00
6.	Asphalt Patching	LF	30	\$ 60.00	\$ 1,800.00
7.	Concrete Patching	LF	30	\$ 75.00	\$ 2,250.00
8.	Seeding & Mulching	Ac.	0.20	\$ 1,500.00	\$ 300.00

TOTAL CONSTRUCTION COST: \$ 58,475.00
CONSTRUCTION CONTINGENCIES (15%): \$8,771
ENGINEERING, SURVEYING, & PERMITTING: \$5,000
TOTAL CONSTRUCTION PLUS CONTINGENCIES: \$ 72,246



REV	DATE	DESCRIPTION	BY

MBD
CONSULTING
ENGINEERS, P.A.

P.O. BOX 1215
SOUTHERN PINES, NC 28388
Phone: 919.691.1111
NC License No. C-654

BELLEWOOD SUBDIVISION
WAKE COUNTY
SUBSYSTEM CONNECTION
SITE MAP

TOWN OF ANGLIER
WATER SYSTEM

Wake County, North Carolina

AS SHOWN	SHEET NO.
Date: JULY 2021	091.1
Drawn: TWC	Worksheet: 1
Checked: JCM	
Job No.: 000000	

MANAGER'S REPORT & STAFF REPORTS

TOWN MANAGER'S REPORT

TOWN BOARD MEETING

September 7, 2021

1. Over the last couple of weeks, the NC General Assembly representatives for Angier, Rep. Strickland, Rep. Penny, and Senator Burgin have been busy securing funding for Angier to offset the increases in pricing for three “shovel-ready” projects such as: Hwy 210 Sidewalk Project, Pump Stations #1 & #6 Upgrade Project, and possibly a Farmer’s Market. In addition, these funds could also be utilized to reduce the purchase of sewer capacity from Harnett County.
2. As of August 24th, the Town implemented requiring mask/face covering when entering into the Town Hall, and/or any public facility. Staff has experienced a number of positive Covid-19 cases within Town Hall, and the protection of ALL employees is our goal. Temperature checks are back in play, daily, and we are encouraging vaccinations at this time for all employees. In addition, we posted several different options for residents to pay their utility bill on Facebook. Our goal is to limit walk-ins to Town Hall and make it a simple process for the citizens.
3. A number of items were brought before you tonight to move forward with the new construction of Town Hall/Police Headquarters. We plan to continue to press forward with this project.
4. And lastly, accolades to staff.
 - a. Just recently, we had experienced a high rate of exposure to the Covid-19 virus in Town Hall. One incident, two weeks ago, we only had one utility customer service staffer handling a week of utility bills due and Park & Rec applications due within the same week. The “team” came together, so thank you to Melissa (HR), Katy (Library), and Austin & Derek (Park&Rec) for their

assistance at the front counter in handling customers efficiently, and professionally.

- b. Carolina Charter School Opening/1st day of school: As you may know, heard or experienced, schools opened the week of August 23rd; The Charter School added 16 additional classrooms and a gymnasium. That is approximately an additional 2,000 students twice a day. During that week, traffic was backed up north and south as far as you could see. Acting Police Chief Thompson coordinated an effort with the Charter school and staff to reduce the congestion. Within a matter of a week, traffic was reduced significantly to a manageable flow, and we will continue to improve the carpooling efforts.

#OneTownOneTeam

THE END

HUMAN RESOURCES



HR/PAYROLL MONTHLY REPORT

FOR THE MONTH OF:

July & August 2021

- Processed payroll on 7/2/21 \$59,811.05, 7/9/21 \$3,755.65 Bonus Pay, 7/16/21 \$63,840.25, 7/30/21 \$63,467.79, 8/13/21 \$59,872.32 and 8/27/21 \$60,498.87
- Compiled & Submitted Monthly Retirement Report on 7/30/21 \$47,084.13 and 8/31/21 \$29,796.79
- Remitted Federal & State payroll tax on 7/2/21, 7/9/21, 7/16/21, 7/30/21, 8/13/21 and 8/27/21
- Invoiced Harnett County SRO Contract for July 2021 and August 2021
- Sent out reminders for annual evaluations
- Began working with NCLM to get set up for employee trainings

TYLER UPDATE INFORMATION

- Parks & Rec have been working with Tyler on their new software
- Utilities Go live week of Nov 22

ENGINEERING

Memo

To: Gerry Vincent, Town Manager
From: Bill Dreitzler, P.E., Town Engineer
Date: August 31, 2021
Re: September 2021 BOC Meeting - Engineer's Staff Report

Please consider my staff report for the scheduled September 7, 2021 Board of Commissioners meeting:

Hwy 210 Sidewalk Extension Project

NCDOT has provided concurrence with bid award to Lanier Construction Co., Inc. The official Notice of Award (NOA) was sent out on August 19th and the Acceptance of Notice from Lanier received on August 25th. Lanier will be sending 3 copies of the Contract including all required supporting documents including but not limited to the Payment Bond, Performance Bond and Certificate of Insurance. Staff will review and if determined to be complete, the Contract will be executed and a Notice to Proceed sent to Lanier. We anticipate a 6-month construction time frame which will put us in the February/March 2022 completion projection.

CAMPO has approved our request for additional funding at a 50-50 match. Please note the "original" and "updated" budgets for the project. Also note, the budget does not include construction contingency has CAMPO/NCDOT will not allow a contingency line item. In addition, the Town will be 100% responsible for the NCDOT project management fees at the end of the job. Based on past project, we estimate this cost will be in the \$15,000 to \$20,000 range.

Original Budget

Federal Funding:	\$ 418,280.00
Town Funding:	<u>104,570.00</u>
Project Budget:	\$ 522,850.00

Updated Budget

Federal Funding:	\$ 888,548.00
Town Funding:	<u>574,838.00</u>
Project Budget:	\$ 1,463,386.00

Willow, Junny and West Lillington Sidewalk Extension – LAPP (EB-6020)

We have been authorized to proceed with the PE (engineering design and permitting) Phase of the project. Staff has made the official funding request for the PE Phase through the EBS portal. NCDOT is currently reviewing the draft RFLOI. Once the RFLOI is approved, we will advertise for submittals. As required, the selection of the consultant for the PE Phase of the project will be qualification based. After discussions with NCDOT, the PE Phase will include design/permitting/environmental/bidding assistance. The scope for ROW acquisition and for Construction Engineering Inspection (CEI) will be provided under separate RFLOI advertisements. The budget for the PE Phase of this project is \$175,000 and therefore \$140,000 Federal Grant and \$35,000 Local Match.

Wastewater Inflow/Infiltration Evaluation

The video inspection work has been completed and Hydrostructures is in the process of evaluating. Once the evaluation is completed, they will provide a Condition Assessment Report/Technical Memorandum. The Report will include a summary of recommendations with cost estimates.

Wastewater Collection and Water System Master Plan

The utility mapping will be updated as new developments are recorded and populated within the Harnett County GIS system. At present, we will be updating the wastewater collection and water distribution system mapping to include a) Southern Acres, b) Kathryn's Retreat and c) Bellewood. **The update is underway. As subsequent developments record final plats and are updated on the Harnett County GIS Site we will update our Utility Master Plans accordingly.**

Construction Standards

The updated water and sewer standard details are being drafted. The water and sewer details have been completed, reviewed and final comments are being addressed. Staff is in the process of marking up the street and storm drainage details.

Sanitary Sewer Flow Tracking

Through July 2021 our Average Daily Flow (ADF) to the North Harnett Regional Wastewater Treatment Plant is 0.705 MGD or roughly 70% of our 1.008 MGD treatment allocation. We are currently tracking 0.606 MGD in obligated but not yet tributary flows (13 different active developments). Therefore, our ADF + NYT flow is over our permitted capacity by 0.293 MGD.

We have received written notification from HRW of their intent to begin the permitting and design of the North Harnett Regional Wastewater Treatment Plant. HRW is currently planning an expansion in the range of 6-7.5 MGD. The current plant capacity of 7.5 MGD. The Town has submitted a letter to HRW formally requesting an initial purchase of an additional 1.25 MGD of wastewater treatment. Furthermore, the Town has requested for a contract modification that provides for the purchase of an additional 1.0 MGD within the next 5 to 10 years.

Pump Station #1 – Dupree Street and Pump Station #6

The project was originally advertised on June 2, 2021 and received only 1 bid on June 29, 2021. Per NC General Statutes, the bid was not opened and the project re-advertised with a new bid date of July 6, 2021. Only 1 bid was received and opened. Temple Grading and Construction Company, Inc. with a bid price of \$3,866,083.00. The BOC approved the award to Temple at the June 20, 2021 Workshop. **Based on an inability to acquire one of the easements necessary for the PS#1 project force main, an alternative force main route is being evaluated. The alternate route has been determined and the contractor is in the process of evaluating additional cost.**

Drainage Evaluation – Southwest Angier Drainage Basin

Gradient has begun work on the Southwest Angier Drainage Basin Study. Field and Survey work has been completed and the consultant is currently building the initial hydraulic model. In addition, Gradient had identified several storm drainage locations that needed video inspections to determine if obstructions were present. Vision NC has completed the video work and staff will be reviewing.

Stormwater Utility Fee

An initial discussion regarding Stormwater Utility Fees was held at the BOC Workshop on Tuesday, May 18, 2021. The Board instructed staff to continue with the process of developing a Stormwater Utility Fee Structure. The initial step will be developing a Stormwater Capital Improvement Plan.

Miscellaneous

In addition to the above major projects, I continue to provide support to the Town staff including but not limited to the following:

- Attendance as staff engineer at the Pre-Development, TRC, Planning Board Meetings, Board of Commissioners Meetings, and Board of Adjustment Meetings, as required.
- Meet with citizens on an on-call basis for issues predominately related to storm drainage.

Sincerely,



Bill Dreitzler, P.E., Town Engineer

			NYT flow		Potential Development - Identified - Prelim or CD Phase
Aug-20	21.194				
Sep-20	24.088				
Oct-20	25.868		Kathryn's Retreat 82 lots x 360	0.030	Kennebec Crossing (89) 0.032
Nov-20	22.399				
Dec-20	26.743		Bellewood 54 lots x 480	0.026	Tanglewood (32) 0.012
Jan-21	25.612				
Feb-21	24.743		Whetstone Phase 2 36 lots X 225	0.008	Caitlin Meadows (182) 0.066
Mar-21	21.074				
Apr-21	20.269		Angier Plaza Phase 2	0.004	Sherri Downs (224) 0.08
May-21	11.133				
Jun-21	16.080		Andrews Landing TH 9 units x 360	0.003	Subtotal 0.19
Jul-21	18.283				
	257.486		Gen Meadow Phase 2 15 lots x 400	0.006	
	0.705		Honeycutt Oaks 254 lots x 360	0.091	
ADF			Lynn Ridge 77 lots x 360	0.028	
			Coble Farms West 198 lots x 360	0.071	
			Neill's Pointe 208 lots x 360	0.075	
			Highland Ridge 256 lots x 480	0.123	
			Spring Village 259 lots x 360 15 lots x 480	0.1	
			Cotswold PUD 111 units x 360	0.04	
			Subtotal	0.606	

					Potential Development - Discussions
Total flow to HC thru PS # 9 and CS# 1 and CS # 2					0
ADF + NYT	1.311	%	1.301		
Add in Land Application		%	1.086		
ADF + NYT + Identified	1.501	%	1.489		
Add in Land Application		%	1.244		
ADF + NYT + Identified + Discussions	1.501	%	1.489		
Add in Land Application		%	1.244		

LAST UPDATE: 8-31-2021

PUBLIC UTILITIES



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Veronica Hardaway
Town Clerk

September 1, 2021

Public Works staff report for the Month of September.

- Staff took 28 loads of limbs/Leaves to the landfill the month of June (42.74tons)
- Staff took 10 loads of Household to the landfill the month of June (9.24 tons)
- Staff set 20 new water meters
- Staff completed 221 workorders to mark Town Utilities (water and sewer lines).
- Staff repaired Fire Hydrant at Shelly Drive
- Staff repaired storm drain pipe on Park street and Depot street
- Staff made sewer tap at 121 Poplar st
- Staff cut off 120 residents for not payment of the water bill
- Staff cutting grass and edging sidewalks around Town, N. Willow, Church, Park, Lillington Roy, North and South Broad.
- Staff cleaned and edged the curb line along NC 55
- Staff put Mulch out at Depot and around Town
- Staff watered flowers in pots
- Staff inspecting new utilities at Coble Farms, Neill Point
- Staff doing final site inspections at lots at Glenn Meadows and Bellewood

PARKS & RECREATION

MONTHLY REPORT
ANGIER PARKS & RECREATION
August 31, 2021

- FALL SPORTS SEASON REGISTRATION IS NOW COMPLETE. FALL SPORTS INCLUDE SOCCER, FOOTBALL, CHEERLEADING, T-BALL, BASEBALL AND SOFTBALL.
- WE HAVE OVER 500 PARTICIPANTS WITH 46 TEAMS FOR THE FALL.
- PRACTICES FOR ALL OF THE FALL SPORTS HAVE BEGUN AND THE GAMES WILL START UP AROUND MID TO LATE SEPTEMBER AND WILL CONTINUE THROUGH EARLY NOVEMBER.
- DEREK AND AUSTIN WILL BE COMPLETING THE TYLER PARKS & REC SOFTWARE TRAINING IN MID OCTOBER. WE ARE HOPING TO START USING THE NEW SOFTWARE PROGRAM BY END OF OCTOBER. IT SHOULD MAKE ALL FORMS OF OUR ADMINISTRATION PROCESS MORE EFFICIENT.
- WE ARE IN THE PROCESS OF GETTING QUOTES FOR PARKING LOT EXTENSION, NEW FENCING AT CHILDREN'S PARK, POND SPILLWAY, OLD SCHOOL AND TENNIS COURT. WE WILL BE GETTING QUOTES FOR NEW DOG PARK, PICKLE BALL COURT AND RE-SURFACING THE TENNIS COURT AND INSTALLING NEW STRIPING AND NET AT TENNIS COURT AS WELL. WE ARE HOPING TO START AND COMPLETE CONSTRUCTION DURING THE WINTER & EARLY SPRING MONTHS WHEN THERE IS LESS TRAFFIC AT PARK. WE HAVE ALL OF THE QUOTES BACK EXCEPT FOR THE PICKLE BALL COURT CONSTRUCTION & TENNIS COURT RE-SURFACING QUOTES. WE ARE WAITING ON AN ADDITIONAL QUOTE FOR PARKING LOT ADDITION AS WELL. (WE ARE EXPECTING ALL OF THESE QUOTES ANY DAY NOW). WE HOPE TO PRESENT THE QUOTES AT THE OCTOBER BOARD MEETING.
- I WANT TO GIVE A SPECIAL THANK YOU TO DONNA DIMAMBRO, KATY WARREN AND AUSTIN YARBROUGH! OUR LAST DAY OF FALL SPORTS REGISTRATION WAS FRIDAY AUGUST 20 WHICH WAS ALSO LATE FEE DAY FOR WATER BILLS. DUE TO UNFORSEEN CIRCUMSTANCES WITH SICKNESS, VACATION, CONFERENCES, ETC. DONNA WAS LEFT TO HANDLE ALL OF THESE THINGS ALONE ON THAT DAY AND KATY AND AUSTIN VOLUNTEERED TO HELP ALL DAY IN TOWN HALL THAT FRIDAY TO GET JOB COMPLETED AS EFFICIENT AS POSSIBLE. JUST WANTED TO GIVE THANK YOU TO THEM AND FOR DOING THAT FOR THE TOWN AND OUR DEPARTMENT. DONNA TRAINED ALL OF US VERY FAST AND HAD LOTS OF PATIENCE, ESPECIALLY WITH ME. IT TOOK ME A LITTLE LONGER TO LEARN THAN KATY OR AUSTIN.

PUBLIC LIBRARY

Library:	Angier
Month:	August
Year:	2021

Door Count	2302
Hours Open to the public	182
Paperback Exchange Books Circulated	0
Curbside Patrons Served	16
Volunteers	3
Volunteer Hours	4
*Reference Questions	220
Notaries	0
Book-A-Librarian	0
Tests Proctored	0

	# of Programs	Program Attendance
Children's Programs in Library	9	157
Children's Programs Outside Library	1	3
YA Programs in Library	0	0
YA Programs Outside Library	0	0
Adult Programs in Library	0	0
Adult Programs Outside Library	1	3
Meeting Room Use	1	11
Take and Make Programs		
	# Take & Make Projects Planned	# Take and Make Projects Distributed
Children/YA Take & Make		
Adults Take & Make		

VIRTUAL PROGRAMMING	
Live Virtual Programs	
# Unique or peak views of live stream <i>(Do not include on-demand views of previously live streamed programs)</i>	
# On Demand views <i>(Include on-demand views of originally live-streamed programs. If using Facebook, report 1 minute views.)</i>	
Recorded Programming (do not include programs originally live streamed)	
# Recorded Programs <i>(Do not include programs that were originally streamed live and then made available as recordings.)</i>	0
# Views of Recorded Programs <i>(Do not include programs that were originally streamed live and then made available as recordings.)</i>	0

****If applicable, please categorize the programs from above into the following categories. See below for more details.**

[illegible]

***Reference Questions**-Reference questions are no longer categorized by general, technology, or job/career. Simply count all questions and record the total number above. You may choose to count every question during the month or provide a sampling count by counting 1 week and multiply by 4.

****Definitions:**

Early Literacy Program-any program for children birth to age 5 that involves activities that models and/or promotes pre-literacy skills such as vocabulary, print motivation, print awareness, narrative skills, letter knowledge and phonological awareness. Examples include but are not limited to activities such as reading aloud, storytelling, story related arts and crafts, music, nursery rhymes, readers' theatre, finger plays, flannel board stories and games, etc...

STEM/STEAM Program-any program or active play/discovery session in which the primary subject matter is related to science, technology, engineering, art and/or math. Examples include but are not limited to programs such as Lego club, arts/crafts, science experiments and demonstrations, computer coding, etc..

Adult Literacy Program-Library sponsored/supported programs or small group sessions in which the primary subject matter is related to adult literacy skills for ages 18 and up. Examples include but are not limited to programs or learning sessions for English as a second language learners, GED preparation, literacy coaching/tutoring, etc...



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Veronica Hardaway
Town Clerk

Library Report – August 2021

We officially ended our summer reading programs the 3rd week in August. This was the busiest year we have had, and we were very grateful to be able to have in person programs again. We had 166 kids who took part in our reading challenge for the summer, with 1,356 library bucks given out for completed tasks on their game boards. This was more than 3x the number of participants than what we considered a successful year last year. We were able to offer 38 programs, with total attendance numbers of 106 kids at the depot event, and 632 kids in the library. We also had 29 adults take part in the adult reading challenge, with 9 prizes given out over the course of the summer. I want to thank my staff for all their hard work over the course of the 9 weeks of programs, they kept everything running smoothly at all times.

With school starting back up, we are beginning our school year programs for adults and children. With the grant that we received, we are not only able to offer 6 new programs, but also adding additional time for our preschool story time, with a total of 17 programs monthly. We are also able to start offering one-time events, with our first one being this month and it was almost filled up in the first 2 days of putting the information out. We are working with a local business owner to offer these events, and plan to reach out to others for future times. We will also be hosting the police department in their community program to bring awareness to elder fraud and senior scams on Sept. 27th.

I would also like to extend our thanks to Jimmy and the public works department for their help in our StoryWalk at the park again. We have had some vandalism issues over the summer and they were very helpful in getting one of our posts fixed for us.

Katy Warren
Library Director

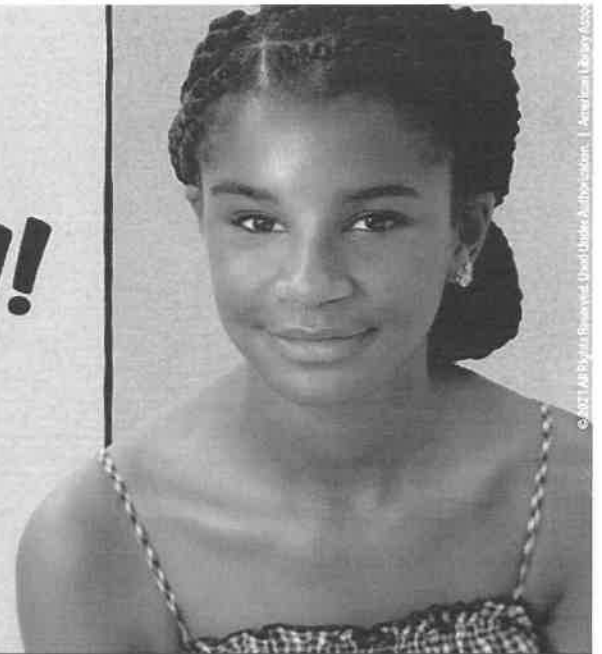
ANGIER LIBRARY NEWS

EVERYTHING HAPPENING HERE AT YOUR FAVORITE LIBRARY!

September is **LIBRARY CARD SIGN-UP MONTH!**

"A library card provides opportunity for discovery and access to a rich and diverse world. It empowers you to make change and experience new stories."

- **MARLEY DIAS**, Library Card Sign-Up Month Honorary Chair



REMINDERS

- WE WILL BE CLOSED ON 9/6 FOR LABOR DAY
- WE ARE REQUIRING MASKS INSIDE THE BUILDING AT THIS TIME
- SATURDAY HOURS ARE HERE! BEGINNING 9/11 WE WILL BE OPEN FROM 10AM - 2PM ON SATURDAYS

Fall Programs and Opportunities

Well that was our busiest summer in a very long time! 38 programs, 738 total attendance, 166 kids participating in the summer long reading challenge, with 1,356 library bucks given out!

As we wrap up all of our summer events, we are now getting ready to start our normal fall programming! Our goal was to offer as many options as we could, for as many people as possible. Staff has been very hard at work trying to schedule all of these different events and programs and we can't wait to see everyone stop by!

Program Descriptions and Dates

Adult Book Club - Enjoy reading different genres and engaging in adult conversations with our evening book club. 9/2 at 5pm.

Clean Reads Book Club - Come together with others who enjoy reading wholesome, inspirational, and uplifting titles. ***This meets 1st Monday of the month. We are closed this month however we have the book available to read before the October meeting***

Junior Book Club - Adventures in reading which foster literacy development. Geared towards kids 8-12. 9/23 at 5pm.

Senior Movie Afternoons - Watch a movie at the library! An absolutely free afternoon activity for our senior community. 9/3 at 2pm - "The Secret: Dare to Dream"

Coffee & Community Conversations - Share your thoughts and a cup of coffee with other members of our community! Meet community leaders and help provide feedback to keep Angier Amazing! 9/13 at 10am. ***Meet our Community Development Coordinator***

Adult Writers Group - Come meet with other adults who are interested in writing, whether for publication or just for fun! 9/15 at 12pm

Preschool Story Time - Encourage your child's love for reading while making friends and having fun! Come to the library for stories, songs, and crafts.

***Tuesdays - 10:30am**

Wednesdays - 4pm

Chess & Checkers Club - Learn the rules and tactics by solving puzzles and playing games. All ability levels welcome! 9/9 at 5pm.

Lego Club - Welcome all school-age children who love LEGOs! We provide the LEGOs, you provide the imagination! 9/16 at 5pm.

Monday, September 27th at 10am

ELDER FRAUD AND SENIOR SCAMS

Join the Angier Police Department and Harnett County Sheriffs Office for information and tips on how to avoid finding yourself in a scam or fraud situation. Learn what types of scams are targeting senior citizens and how to protect yourself from being a victim.

Presentation will be at
Angier Public Library
28 N. Raleigh Street
919-639-4413.

REGISTRATION WITH LIBRARY
STAFF IS REQUIRED. CALL OR
STOP BY!

The Angier Police Department invites our senior citizens to an informational meeting to help recognize targeted scams and help you know what to do to protect yourselves and loved ones. 9/27 at 10am



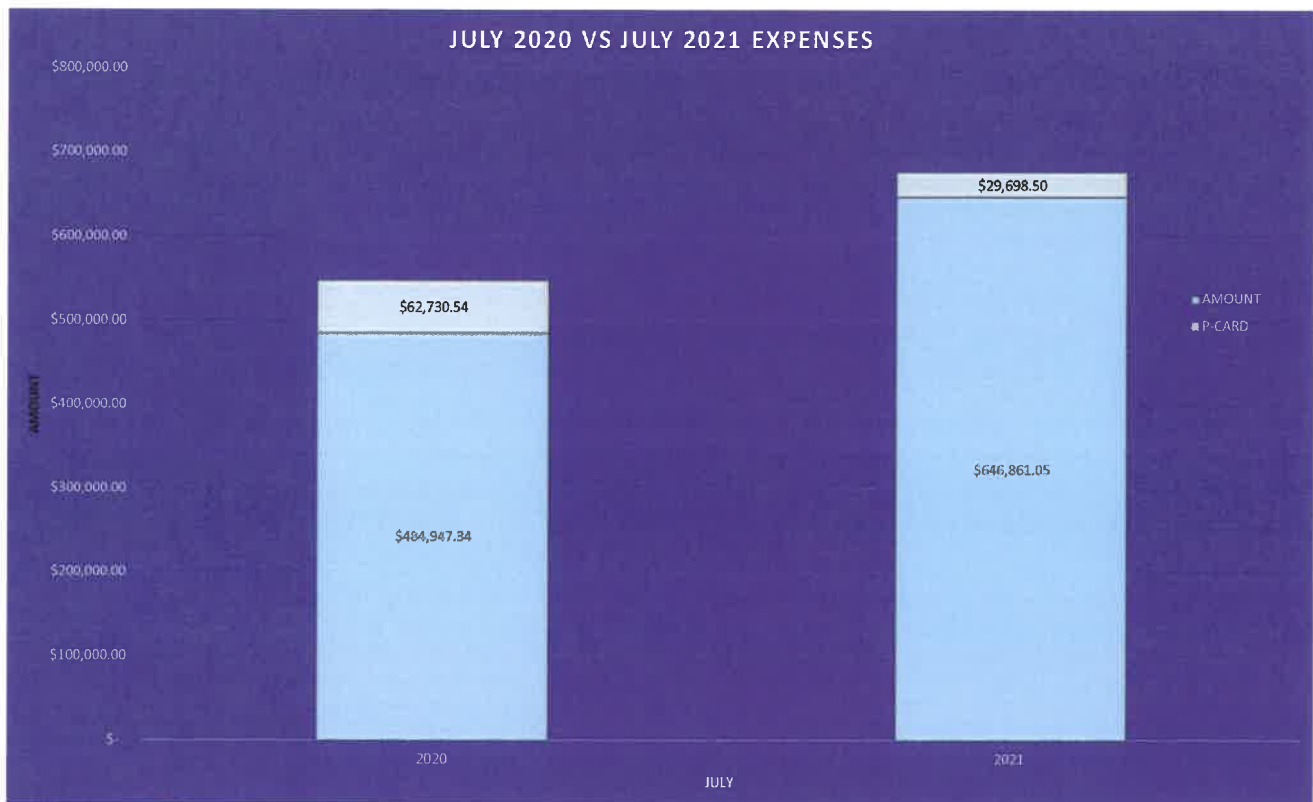
facebook.com/angierpubliclibrary

FINANCE



Town of Angier September 2021 Financial Report

SALES AND USE TAX ANALYSIS FY's 2015-2022										
	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22		
JULY	\$ 45,037.32	\$ 50,244.39	\$ 56,084.29	\$ 66,869.58	\$ 65,195.40	\$ 77,370.47	\$ 73,777.08	\$ 99,205.03		
AUGUST	\$ 45,670.51	\$ 49,930.99	\$ 55,557.40	\$ 61,087.65	\$ 72,533.17	\$ 76,455.85	\$ 83,580.63	\$ 104,823.15		
SEPT	\$ 52,446.12	\$ 55,797.12	\$ 67,886.26	\$ 66,601.23	\$ 73,538.08	\$ 82,101.99	\$ 95,415.88			
OCT	\$ 43,269.18	\$ 53,165.24	\$ 52,701.25	\$ 61,370.24	\$ 58,542.31	\$ 76,940.98	\$ 90,420.40			
NOV	\$ 50,359.42	\$ 43,719.03	\$ 60,488.28	\$ 65,335.23	\$ 66,991.57	\$ 76,243.84	\$ 84,738.69			
DEC	\$ 39,041.39	\$ 51,358.88	\$ 62,670.74	\$ 67,374.14	\$ 69,018.88	\$ 76,768.83	\$ 82,731.52			
JAN	\$ 49,563.38	\$ 48,985.49	\$ 60,488.28	\$ 59,520.04	\$ 71,875.13	\$ 79,174.71	\$ 85,773.42			
FEB	\$ 46,618.33	\$ 50,354.19	\$ 64,688.65	\$ 68,248.48	\$ 75,991.44	\$ 78,426.77	\$ 91,131.96			
MARCH	\$ 58,298.98	\$ 60,691.74	\$ 73,243.06	\$ 75,235.74	\$ 80,537.79	\$ 83,543.99	\$ 102,935.98			
APRIL	\$ 44,937.03	\$ 44,835.77	\$ 53,970.97	\$ 57,544.30	\$ 65,539.52	\$ 67,996.27	\$ 90,251.80			
MAY	\$ 42,622.56	\$ 47,875.96	\$ 60,008.79	\$ 58,211.82	\$ 64,390.11	\$ 68,856.81	\$ 71,307.59			
JUNE	\$ 47,167.89	\$ 57,925.24	\$ 70,884.97	\$ 71,628.50	\$ 82,125.20	\$ 79,460.71	\$ 105,550.51			
TOTAL	\$ 565,032.11	\$ 614,884.04	\$ 738,672.94	\$ 779,026.95	\$ 846,278.60	\$ 923,341.22	\$ 1,057,615.46	\$ 204,028.18		
Increase/(Decrease)										
Previous										
FY	\$ 40,092.89	\$ 49,851.93	\$ 123,788.90	\$ 40,354.01	\$ 67,251.65	\$ 77,062.62	\$ 134,274.24	\$ 46,670.47		
% Growth	7.64%	8.82%	20.13%	5.46%	8.63%	9.11%	14.54%	29.66%		

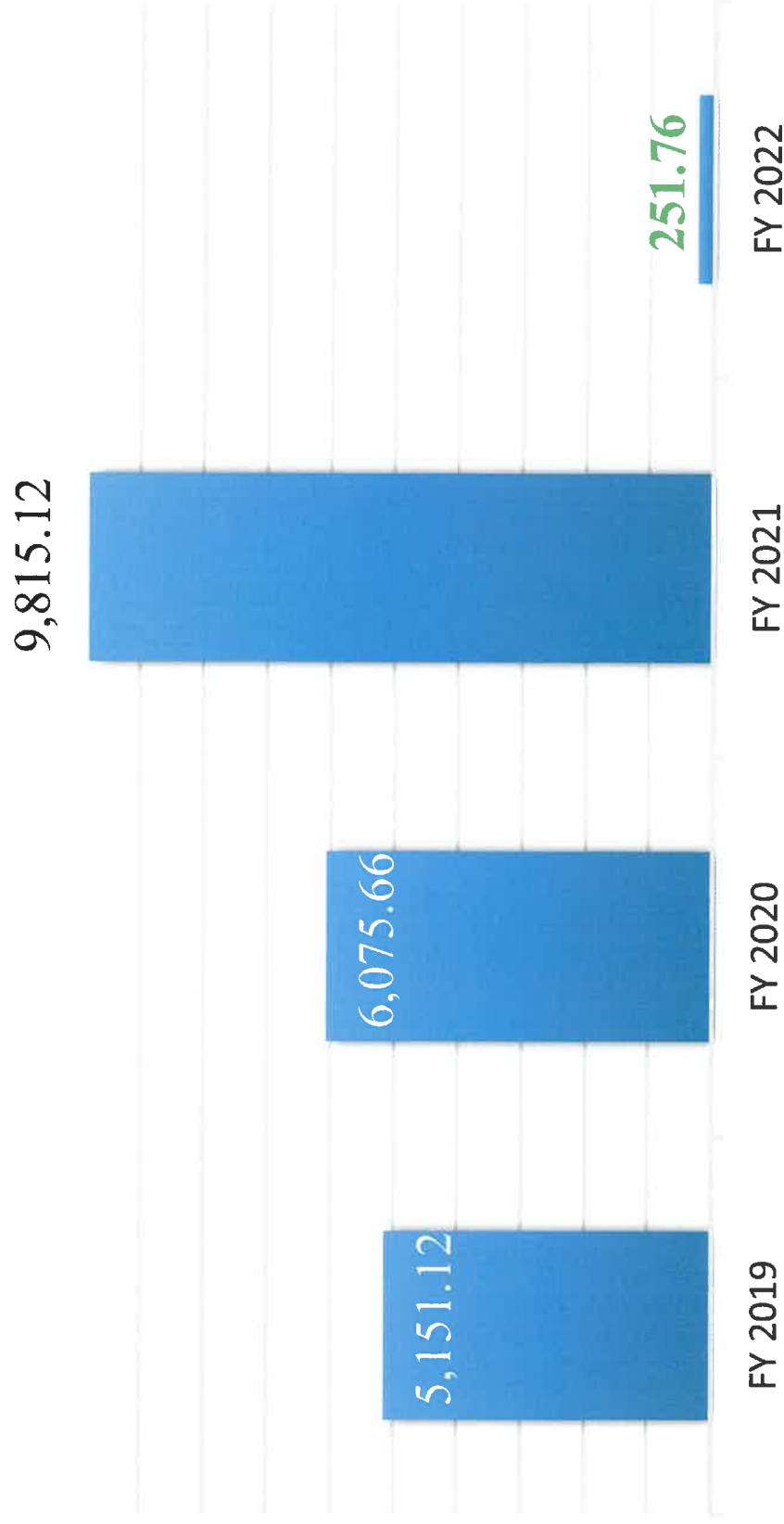




FY 2020-2021				FY 2021-2022				Profit/Loss			
	Late Fees/ Reconnection fees	Activation Fees	NSF fees	Late Fees/ Reconnection fees	Activation Fees	NSF fees		Late/ Reconn Fees	Activation fees	NSF fees	
July	\$ 8,344.98	\$ 2,380.00	\$ 50.00	\$ 9,160.00	\$ 2,520.00	\$ 75.00		\$ 815.02	\$ 140.00	\$ 25.00	
August	\$ 10,185.29	\$ 1,785.00	\$ 25.00								
September	\$ 14,562.01	\$ 1,715.00	\$ 100.00								
October	\$ 10,990.00	\$ 1,785.00	\$ 275.00								
November	\$ 9,120.00	\$ 2,275.00	\$ 125.00								
December	\$ 10,540.00	\$ 1,785.00	\$ 50.00								
January	\$ 12,210.00	\$ 1,610.00	\$ 208.00								
February	\$ 8,990.00	\$ 2,450.00	\$ 250.00								
March	\$ 7,049.61	\$ 2,170.00	\$ 75.00								
April	\$ 6,540.00	\$ 2,065.00	\$ 100.00								
May	\$ 9,155.03	\$ 1,855.00	\$ 75.00								
June	\$ -	\$ 1,750.00	\$ 1,333.00								
Subtotal:	\$ 107,686.92	\$ 23,625.00	\$ 2,666.00	\$ 9,160.00	\$ 2,520.00	\$ 75.00		\$ 815.02	\$ 140.00	\$ 25.00	



(Recovered Utility Delinquencies)



POLICE DEPARTMENT



Angier Police Department

P.O. Box 278, 55 North Broad Street West
Angier, North Carolina 27501
Office (919) 639-2699

Interim Chief of Police
Garland L. Thompson, Jr.
gthompson@angier.org

Date September 1, 2021
To Town Manager Gerry Vincent
From Garland L. Thompson, Jr

Subject Matter: August, 2021 Police Activities
Statistical Data

ABC Monthly Report is included in Board Packets

****Police activities for the month of August, consisted of 2,728 calls for Service/Officer initiated activities (call logs). Officers investigated 34 offenses. During these investigations 8 individuals were arrested on a total of 10 charges. 4 arrests were made due to outstanding warrants (warrant service). 1,103 subdivision checks were logged for the month of August. 20 traffic accident reports were created this month. 15 traffic citations were issued totaling 22 charges and 39 verbal or written warnings.**

- Thank you for the opportunity to acknowledge Hector Alonso as Angier Police Department's Chaplain.
- Our hiring board is established and up and running. We are still working on our promotional board and career ladder.
- We are Scheduled to hold our first crime awareness education program September 27th at 10am at the Angier Library (brochure is in your packet)

Thank you,

Interim Chief of Police
Garland L. Thompson, Jr.

State of North Carolina
Alcoholic Beverage Control Commission
ABC Law Enforcement Monthly Report
GS 18B-501(f1)



Board:

Angier Town

Reporting Month / Year:

Aug-21

Regulatory Activity and Training	
Violations Reports Submitted to ABC Commission	0
Total Number of Offenses Contained in Reports	0
Sell to Underage Campaign Checks	0
Permittee Inspections	0
Compliance Checks	0
Seller / Server Training	0
Alcohol Education	0

ABC Law Violations	At Permitted Establishment	Away From Permitted Establishment
Sell / Give to Underage		0
Attempt to Purchase / Purchase by Underage		0
Underage Possession		0
Unauthorized Possession		0
Sell / Give to Intoxicated		0
All Other Alcohol Related Charges		2
Total:		2

Controlled Substance Violations	At Permitted Establishment	Away From Permitted Establishment
Felony Drug Related Charges		2
Misdemeanor Drug Related Charges		3
Total:		5

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		2
All Other Criminal Charges		32
Total:		34

TOTAL CRIMINAL CHARGES:	41
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Agencies Assisted

Assistance Provided to Other Agencies

0

Remarks

Reporting Officer / Title:

G.Thompson / Interim Chief

Report Date:

8/31/2021

Call Log Call Type Summary

Angier Police Department

07/28/2021 - 09/01/2021

<No Call Type Specified>	5	911 Hang Up - 911 Hang Up	5
Alarm Activation - Alarm Activation	13	Animal Complaint - Animal Complaint	3
Assault - Assault	2	Assist EMS - Assist EMS	10
Assist Fire - Assist Fire Department	2	Assist Motorist - Assist Motorist	11
Assist Other Agency - Assist Other Agency - Law Enforcement	3	Breaking and Entering - Breaking and Entering	5
Business Walk Thru - Business Walk Thru	95	Careless and Reckless Vehicle - Careless and Reckless Vehicle	2
Citizen Complaint - Citizen Complaint	2	Community Policing - Community Policing	7
Crash - Traffic Accident	20	Custody Dispute - Child Custody Dispute	1
Direct Traffic - Direct Traffic	9	Disturbance - Disturbance	9
Domestic Dispute - Domestic Dispute	6	Drug Activity - Drug Activity	3
DWI - Driving While Impaired	2	Escort - Escort	25
Follow Up - Follow Up	2	Foot Patrol - Foot Patrol	4
Found Property - Found Property	1	Fraud - Fraud	3
H&R - Hit and Run	1	Larceny - Larceny	15
Mental Subject - Mental Subject	4	Missing Juvenile - Missing Juvenile	1
Missing Person - Missing Person	1	Noise Complaint - Noise Complaint	1
OD - Drug/Alcohol Overdose	5	Open Door - Open Door	1
Other Call - Other Call Not Listed	2	Property Damage - Property Damage	5
Security Check - Security Check	1,245	Shoplifting Complaint - Shoplifting Complaint	1
Stand-By - Stand-By	5	Stolen Property - Possession of Stolen Property	1
Subdivision Check - Subdivision Check	1,103	Suspicious Activity - Suspicious Activity	7
Suspicious Person - Suspicious Person	1	Suspicious Vehicle - Suspicious Vehicle	6
Traffic Stop - Traffic Stop	39	Trespassing - Trespassing	9
TWO - Talk With Officer	9	Unauthorized Use of Motor Vehicle - Unauthorized Use of Motor Vehicle	1
Warrant Service - Warrant Service	8	Welfare Check - Welfare Check	7

Total Number Of Calls: 2,728

Monday, September 27th at 10am

ELDER FRAUD AND SENIOR SCAMS

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28 N. Raleigh Street
919-639-4413.**

**REGISTRATION WITH LIBRARY
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PLANNING & INSPECTIONS



Town of Angier
Planning & Inspections Department
919-331-6702



Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Planning and Inspections Department
Monthly Report: August 2021

Permitting Totals – Month of August 2021:

Total Permits Issued: **80**

Building Inspections Performed: **228**

New Construction Permits Issued - Residential: **20**

New Construction Permits Issued - Commercial: **1**

Total Fees Collected: **\$34,216.24**

2021-2022 Fiscal Year Running Totals:

New Construction - Residential: **27**

New Construction - Commercial: **1**

Total Fees Collected: **\$60,037.24**

*Fiscal Year Budgeted Revenue Projection: **\$150,000***



Town of Angier
Planning & Inspections Department
919-331-6702



Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Subdivisions – Current Status:

Whetstone Phase II: 36 Lots nearing recordation

Bellewood: Nearing Build Out

Kathryn's Retreat: Home Construction Underway, Phase 4 Under Review

Coble Farms West: Phase 1A Recorded, Phases 1B & 1C Nearing Recordation

Honeycutt Oaks PUD: Site Construction Underway

Glen Meadow Phase II: Nearing Build Out

Lynn Ridge: Home Construction Underway, Phases 2 & 3 Nearing Recordation

Neill's Pointe: Site Construction Underway, Phase 1 Nearing Recordation

Highland Ridge: Construction Drawings Nearing Approval

Kennebec Crossing: Construction Drawings Under Review

Spring Village PUD: Site Construction Underway

Tanglewood: Construction Drawings Under Review

Cotswold PUD: Master Plan Approved, Construction Drawings in Review

Multifamily & Nonresidential Projects – Current Status:

Andrews Landing Townhomes (8316 S. NC 55 Hwy): Townhome Construction Underway

Silverstone Investments Office Building (166 N. Raleigh St): Commercial Building Under Construction

Code Enforcement Spreadsheet Attached

August 2021 Code Enforcement Report

All Active and Recently Closed Violation Files

File Number	Site Address	Property Owner	Nature of Violation	Date Opened	Date Closed	Current Status
19-158	91 S Johnson St	Onar Arroyo Aparicio (new owner)	Minimum Housing Case	10/14/2019		Dwelling Boarded 4/9/20. New Owner pulled building permit to restore to liveable condition - 2/24/21. Inspection complete Re-Inspection 8/11/21
20-3	123 E Depot St	Curtis Perry	Unscreened Dumpster	1/2/2020		Civil Penalties Continut Pending)
20-19	201 W Lillington St	Jennie Scriven	Minimum Housing Case	4/9/2020		Inspected 4/20/21 see notes (Next Inspection 7/20/21) Work in progress
20-66	161 W McIver St	Morris Coats	Unpermitted Work	7/31/2020		Stop Work Order Issued, Tenant Working to Obtain Permits
20-105	45 Fish Dr	Passport Door Systems, Inc.	Incomplete Dumpster Screening	11/12/2020	8/27/2021	CLOSED OWNER COMPLIANCE Fines paid (\$550) 8/25/21 Inspection complete 5/19/21; inspection report emailed 30 days to repair deadline 6/20/21) reinspect scheduled 9/1/21@2pm
21-005	234 W Depot St	Avery Moore	Alleged Min Housing Violations	1/21/2021		Violation Letter Sent, Deadline: April 5th citation issued (150.00 fines) Pending
21-010	180 N Raleigh St	Sergio Cortes	Vacant Sign	2/8/2021		NOV letter issued - 4/5/21, 4/19/21 Pending Inspection
21-041	48 S. Dunn St	Harry Arnette	Discarded Debris/grass	4/5/2021		CLOSED Structure demo 5/24/21 completed (SMALL YELLOW HOUSE)
21-062	281W. Depot St	Guillermo Mateo Morales	Minimum Housing	4/15/2021	8/19/2021	Inspection complete 8/11/21 Framing complete -Next Inspection 9/13/21 (Debris removed 5/24/21) Work in process
21-063	91 S. Johnson St	Onar Arroyo Aparicio (new owner)	Minimum Housing / Debris	4/13/2021		CLOSED OWNER COMPLIANCE (Fully Screened)
21-064	201 W. Lillington St.	Hugo Aranda	Minimum Housing / Debris	4/13/2021		Deadline to comply 6/25/21. Citation issued 6/30/21 (\$50) Citation 8/20/21(\$100)
21-076	333 N. Raleigh St. Ste. H	Subway	Waste Container Screen	5/4/2021	8/9/2021	CLOSED TOWN ABATEMENT (PAYMENT PAID \$225) 8/27/21 Order to Repair/Demo (SEE FOF - DEADLINE 9/13/2021)Property sold repairs in process
21-077	333 N. Raleigh St. Ste. E	Daddy Bob's BBQ	Waste Container Screen	5/4/2021		Hearing 6/17/21 @10am FOF Order issued Deadline 9/20/21(DEMO IN PROCESS)
21-082	101 Cindy Dr.	Oak City Property Group LLC	Open Storage Debris	5/3/2021	8/18/2021	CLOSED Abatement complete (pending payment)
21-083	176 W. Church St.	Raymond Houston	Min. Housing	5/14/2021		Request Min. Housing Inspection on 7/8/21@10am Order to repair Deadline 10/13/21
21-096	38 S. Dunn St.	Harry Arnette	Min. Housing	5/25/2021		NOV issued 7/9/21 Work Stop Order
21-111	246 Lester St.	Christopher Brown	High Grass	6/7/2021		NOV issued 7/13/21 Pending removal by HC animal control
21-121	59 W. Depot St.	Robin Hood Oil Inc.	Minimum Housing	6/17/2021		CLOSED OWNER COMPLIANCE
21-124	110 S. Johnson St.	Rudolph / Martha Brown	Debris / Grass	6/23/2021		CLOSED OWNER COMPLIANCE
21-126	255 W. Depot St.	Guillermo Mateo Morales	Min. Housing	6/28/2021		CLOSED OWNER COMPLIANCE
21-127	255 W. Depot St.	Guillermo Mateo Morales	Junk Vehicle	6/28/2021		NOV issued 7/23/21 Pending
21-128	263 W. Depot St.	Guillermo Mateo Morales	Min. Housing	6/28/2021	8/16/2021	CLOSED OWNER COMPLIANCE
21-129	950 N. Broad St	Miron Hicks / Linda Rogers	Min. Housing	6/28/2021		FOF - Order to repair / demo deadline November 8, 2021
21-131	49 S. Dunn St.	Don & Marilyn Herman	High Grass / Debris	7/6/2021		NOV issued 7/7/21 Pending
21-132	231 W. Church St	Alexis Aparicio / Lindsey Aparicio	Unpermitted Work (Carport)	7/9/2021		NOV issued 7/9/21 Work Stop Order
21-135	231 W. Church St	Alexis Aparicio / Lindsey Aparicio	Animal - Chickens	7/9/2021		NOV issued 7/13/21 Pending removal by HC animal control
21-137	559 N. Raleigh St.	Humabuilt Angier Plaza Fund LLC	Discarded Debris	7/19/2021	8/6/2021	CLOSED OWNER COMPLIANCE Spoke with Ruby- (702)444-8890
21-138	544 N. Dunn St	WARREN HAZELDEN	High Grass	7/20/2021	8/4/2021	CLOSED OWNER COMPLIANCE
21-139	187 Hunters way	Jimmy Price / Judy Price	High Grass	7/21/2021	8/4/2021	CLOSED OWNER COMPLIANCE
21-140	26 N. Broad St	Timothy Coccolone	Structure	7/22/2021		NOV issued 7/23/21 Pending
21-141	26 N. Broad St	Timothy Coccolone	High Grass / Debris	7/22/2021	8/4/2021	CLOSED OWNER COMPLIANCE
21-142	56 N Broad St	Advance Holding LLC	High Grass	7/22/2021	8/4/2021	CLOSED OWNER COMPLIANCE
21-144	87 Crestview Drive	Trey Childers	High Grass / Debris	7/26/2021		NOV issued 7/27/21
21-145	151 S. Broad St.	Rebecca Neely / Janet Grimes	High Grass	7/26/2021	8/13/2021	CLOSED OWNER COMPLIANCE
21-146	251 W. Church St.	Mary Reade Cheek / Walter Cheek	High Grass	7/26/2021	8/4/2021	CLOSED OWNER COMPLIANCE
21-147	23 W.Dora St.	Larry Barnes / Isckie Barnes	Accessory Structure - No permit	7/29/2021		NOV issued 7/29/21 Pending
21-148	243 W. Depot St.	Jesus Perez	Dilapidated Structure	7/30/2021		NOV issued 7/30/21
21-149	141 S. Broad St.	Clarice Hayes	High Grass	8/2/2021	8/13/2021	CLOSED OWNER COMPLIANCE
21-150	335 S. Raleigh St.	Ryan Adams / Steve Adamsq	High Grass / Debris	8/2/2021		NOV issued 8/2/21 Spoke with owner, pending
21-151	115 Oak Wood Dr.	Har Law Realty Corp	Unpermitted Structure	8/3/2021	8/18/2021	CLOSED OWNER ISSUED PERMIT
21-153	186 Matthews Mill Pond Road	Antonio Perez / Manuel Castro	Unpermitted Work	8/4/2021	8/13/2021	CLOSED PERMIT OBTAINED Work Stop Order issued
21-154	58 Montasel	Stephanie Haggerty / Carol Bradshaw	Fence - Unpermitted	8/4/2021	8/10/2021	CLOSED OWNER COMPLIANCE - Permit issued
21-155	87 S. Dunn St.	Amistad Chistiana	Yard Waste	8/5/2021	8/11/2021	CLOSED OWNER COMPLIANCE - YARD WASTE REMOVED
21-156	58 S. Dunn St.	Harry Arnette	Construction Debris	8/9/2021		NOV issued 8/9/21(15 DAY EXTENSION)Deadline 9/1/21
21-157	16 N.Broad St.	Good Times Café	Sign - No Permit	8/10/2021		CLOSED OWNER COMPLIANCE
21-158	222 W. McIver	Sergio Cortes	High Grass	8/4/2021	8/10/2021	CLOSED OWNER COMPLIANCE
21-159	144 W. Williams St.	Lucas Strachan / Mary Strachan	High Grass	8/12/2021		NOV issued 8/12/21
21-160	136 W. Williams St.	Valentin Martinez / Jean Martinez	High Grass	8/12/2021		NOV issued 8/12/21
21-161	410 S. Broad St.	Gale Peed Income Only Trust	Debris	8/13/2021	8/16/2021	CLOSED OWNER COMPLIANCE
21-162	118 W. Williams	Lindsay Ward	High Grass	8/12/2021		NOV issued 8/17/21
21-163	101 Cindy Drive	Oak City Property Group LLC	Minimum Housing	8/18/2021		Inspection 8/19/21 / Hearing 9/2/21 @10am
21-164	66 Calvin Dr.	Stanley Bass	High Grass	8/30/2021		NOV issued 8/30/21
21-165	949 N. Raleigh St.	MARTINEZ MA LOURDES SANTIAGO	Waste Container / Debris	8/30/2021		NOV issued 8/31/21
21-166	949 N. Raleigh St.	MARTINEZ MA LOURDES SANTIAGO	Discarded Debris	8/30/2021		NOV issued 8/31/21