



To: Redevelopment Commission Members
From: Carl Rees, Economic Development Manager
Date: October 31, 2013
SUBJECT: Redevelopment Commission Meeting

The Redevelopment Commission is scheduled to meet for a regular business meeting on Tuesday, November 5th 2013 at the Greenville City Hall.

The November agenda includes several updates and action items all of which help to advance the Commission's adopted FY 13-14 work plan. As requested by the Redevelopment Commission during a previous meeting, Parks Planner Lamarco Morrison will be on hand to review the City's adopted Town Common Master Plan. Following Mr. Morrison's presentation, the Commission may wish to discuss actions that might engage other stakeholder groups such as Uptown Greenville and the Recreation and Parks Commission in additional discussion regarding implementation of the Master Plan.

The Commission will also be asked to consider several financial items including funding for completion of the Dickinson Avenue Market Study and repairs to the walls on either side of the vacant lot at 423 Evans Street. The Dickinson study will set the stage for millions of dollars of public and private investment in Greenville's former tobacco processing areas. The team led by Wishneff associates includes nationally renowned planners, historic preservation experts and real estate market analysts. The total fee of \$220,000 for the study will be divided up between funds from the City Council's current budget, grant funds from the Environmental Protection Agency and \$60,000 from the Redevelopment Commission's current budget.

Finally, staff will update the Redevelopment Commission on progress toward redevelopment of the buildings along East 5th Street between Reade and Cotanche Streets as well as work that the Redevelopment Commission is sponsoring to make improvements to the Reade to Cotanche alley.

We look forward to seeing you at the November meeting. If you have any questions or need additional information, please feel free to call me at 329-4510, or Tiana Keith at 329-4508.

Redevelopment Commission Meeting
Tuesday, November 5th, 2013 ~ 5:30 PM

City Council Chambers ~ 200 West 5th Street

Agenda

- I. Welcome
- II. Roll Call
- III. Approval of Minutes – October 1, 2013
- IV. Presentation on Town Common Master Plan
- V. Public Comment Period
- VI. Consideration of Funding for Dickinson Market Study
- VII. Consideration of Contractor Estimates for 423 Evans Street Repairs
- VIII. Update on Cotanche to Reade Alley
- IX. Report from Secretary
- X. Comments from Commission Members
- XI. Adjournment

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

October 1, 2013
Greenville, NC

The Greenville Redevelopment Commission met on the above date for a meeting at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 200 West Fifth Street.

COMMISSION MEMBERS PRESENT:

Jeremy King
Chris Mansfield, Chair

Angela Marshall
Richard Patterson

Judy Siguaw

STAFF MEMBERS PRESENT: Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Tiana Keith, Secretary; and Carl Rees, Economic Development Manager; Niki Jones, Housing Administrator

APPROVAL OF MINUTES OF September 3, 2013

Motion was made by Mr. Richard Patterson and seconded by Mr. Jeremy King to approve the September 3, 2013 minutes. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

Consideration of Scope and Fee for Evans Access Design Work

Mr. Rees: What we want to do tonight is slightly more expansive than just the scope and fee. We discussed the contract with Rivers and Associates that allowed us to bring them on for contract design work to get people to and from Evans St. The work that we do there will be minimal. With that understanding we moved forward and have been able to get a scope and a fee. The work for the parking deck is moving along quickly. We have got Greg Lambert, a landscape architect from Rivers and Associates here to take back ideas to develop a preliminary plan for approval and implementation in the deck project.

Mr. Rees discussed preliminary design ideas for parking deck.

Ms. Marshall- First thing that came to mind is handicap access.

Mr. Rees- It definitely will be ADA accessible.

Mr. Mansfield- I think Judy mentioned the alley is fairly narrow and the buildings need

some façade work.

Ms. Siguaw- It is not a very nice looking alley. At the parking deck meeting they did discuss a lot of potential designs and mechanisms to enhance the space.

Mr. Rees- I think that is the plan to create vibrant gathering spaces. It does start at fifteen feet and then widens.

Mr. Mansfield- On Cotanche we are picking up sidewalk space by getting rid of diagonal parking.

Mr. Rees- Yes, eight feet.

Mr. Mansfield- And giving up one dozen spaces?

Mr. Rees- Maybe six.

Mr. Mansfield- The footprint looks like it has shrunk so that we have some pedestrial mall space and I can think of a number of uses for the deck on the weekends. It could facilitate some extreme biking or be used for road races. There really are a lot of options when people think about opening up the first level of the deck.

Mr. Rees- I would like to reconfirm consensus that this is a really functional space. Whatever fill is required, basic landscaping, lighting, and cameras. So in a month or year if we sell a building there you would not have to tear a bunch up. Is that the consensus?

Mr. Patterson- Yes.

Mr. King- Yes. We want a pathway to Cotanche and to Evans and not spend a bunch of money. We want clean well-lit, minimalist, and attractive.

Staff Recommendation: The Redevelopment Commission authorizes a fee of \$18,385 with Rivers and Associates for completion of design and construction management tasks for the Evans Access project.

Motion was made by Mr. Jeremy King and seconded by Ms. Richard Patterson to authorize a fee for design and management work. Motion carried unanimously.

Recommendation of Dickinson Market Study Consultant Team

Mr. Rees: Part of the Redevelopment Commission's work plan for the year is to take a look at how we can spur revitalization on the southern end of downtown in the City's former tobacco district. The Redevelopment Commission and City Council have

budgeted funds to do a first class study in that area. A variety of City staff and other stakeholders developed an interview process and interviewed four teams. We narrowed it down to Wishneff and Associates.

Discussion of background and qualifications of Dickinson Market Study consultant team.

Mr. King- First, I want to thank the City staff. All four applicants were qualified and put o great presentations. It did come down to two, but the reason we went with Wishniff is because they seem to have the best resume to work in similar markets. I would invite the public to be involved all over the region.

Mr. Patterson- I was impressed with their experience working with hospitals and universities and that is why I favored them.

Mr. King- When does the DOT project plan to go on?

Mr. Rees- The expectation is that we would go on with that in 2015.

Staff Recommendation: The Redevelopment Commission authorizes recommending the Wishneff to the Greenville City Council on November 7, 2013 to be the contractor for the Dickinson design plan.

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to recommend Wishneff and Associates to City Council. Motion carried unanimously.

Authorization to Complete Geotechnical Work at Cotanche/Reade Alley

Mr. Rees- Those of you who served on the Commission during the project between the theatre and Starlight Café and other businesses along that corridor may recall I asked for additional money because we found some underground tanks and other issues that were unexpected. It would have been ideal if we would have known all that in advance, therefore, what we are proposing to do some subsurface exploration. That seems like a much more prudent idea in developing budgets.

Mr. Mansfield-Might we change the name from alley to walk way for these lanes since it really is for pedestrian access? I think maybe lane or walkway might be the way to characterize them.

Ms. Marshall- I think changing the name to alley offers more security.

Mr. Rees-There is a naming opportunity here. I think that is a great idea. I really do think the Commission is on to something.

Staff Recommendation: Staff requests authorization to complete geotechnical work in the Reade to Cotanche Alley with a not to exceed cap of \$7,500.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Richard Patterson to authorize geotechnical work in the Reade to Cotanche Alley. Motion carried unanimously.

Discussion of Job Requirements for Business Plan Competition Grants

Mr. Rees- We had gotten into a little bit of discussion during consideration of the applicants for the last round of the Business Plan Competition. Some questions did come up concerning the idea of funding jobs. This concept was added about two years ago with the idea of creation of jobs.

Mr. Rees discussed the current qualifications for the Small Business Plan Competition.

Ms. Siguaw- I thought Jeremy had some good points last time so I think we need to look at this and determine if we want it amended in some way.

Mr. Rees- You would not want someone working now through December on a business plan thinking they may receive funding for job creation. If the Commission really thinks you would rather not have this employment part to it, it would be ideal if you could to make a decision tonight.

Ms. Marshall- The last time we had this conversation my concern was putting value on a type of job.

Mr. King- With everyone we give a grant to I expect them to create a job of some sort, if not now, then down the road. I would vote to take the entire job creation part out.

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to amend Business Plan guidelines by striking everything after “and create employment opportunities” in the purpose. Motion carried unanimously.

Authorization to Acquire 917 West 5th Street Through Tax Foreclosure

Mr. Jones- Tonight I’m coming before the Commission to authorize the purchase of property. In the past we have had a strategy in terms of acquisitions. We have purchased several properties already.

Mr. Jones discussed the background of property of interest.

Mr. Jones- We would like authorization to negotiate up to tax value plus twenty percent,

however, at best we could potentially get it for about \$9,200. We just want to be sure because this is an extremely important piece to our puzzle.

Mr. King- I think every citizen should pay their property taxes. Maybe we should negotiate with the people who owe the taxes.

Mr. Jones- We have done our due diligence.

Mr. King- Has this happened in this way before?

Mr. Flood-Yes, it has.

Mr. Mansfield- Might there be some environmental considerations as well?

Mr. Jones- We have done a phase II and have gotten the ok.

Motion was made by Mr. Jeremy King and seconded by Ms. Angela Marshall to negotiate up to tax value plus twenty percent. Motion carried unanimously.

Report on Wayfinding Contract

Mr. Rees-We did want to update the Commission on the quote for the Wayfinding signs that should be installed by mid November. Everything is good there, but as we sought authorization the final bill is an addition \$84.52. Other than that everything is moving forward.

Motion was made by Mr. Jeremy King and seconded by Ms. Angela Marshall to authorize additional funds. Motion carried unanimously.

REPORT FROM SECRETARY

Monthly Financial Report

Mr. Flood: The expenditure reports for West Greenville and the Center City have been submitted for review by the Commission.

COMMENTS FROM COMMISSION MEMBERS

Mr. Jeremy King: I have been on this Commission a year and I am starting to see some of the work that we do. The First Street Project I think we will be pleasantly surprised.

ADJOURNMENT

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl J. Rees". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Carl J. Rees, Economic Development Manager
The City of Greenville Community Development Department

Dickinson Avenue Market and Planning Study:

Scope of Services to be provided by the Project Team

Project team: Brian Wishneff & Associates; Hanbury Evans Wright Vlattas & Company; Ayers Saint Gross; Partners for Economic Solutions

Total cost of services outlined herein = \$220,000 (not to exceed)

Brian Wishneff & Associates (BW&A) is the lead consultant. In addition to providing specialized services outlined herein, BW&A will serve as the project manager, taking ultimate responsibility over the work components provided by respective firms participating in the project.

Ayers Saint Gross (ASG) will facilitate the planning processes and work closely with City of Greenville staff and stakeholders in creating a long-range vision for the project area.

BW&A and ASG will work together to aggregate data, gather public/stakeholder input, integrate and summarize all the research findings and analyses, and synthesize all of the various services provided under this scope to create a vision for the project area and translate that vision in the forms of draft and final deliverables as described herein.

BW&A SCOPE

As PES, ASG and Hanbury Evans (HE) work to complete their analysis, BW&A will assist in this process which will result in a development plan including specific recommendations to the City on a path forward to implementation. The development strategy will recommend incentives and financing strategies to achieve the market supportable development. BW&A will evaluate the economic feasibility based upon the market analysis generated by PES. This analysis will include potential existing or proposed targeted incentives that could help facilitate this redevelopment. It will also include a specific analysis of particular buildings or lots that are best suited for initial investment and critical to the success of this corridor. Since determining those uses or sites that will serve as a catalyst for other redevelopment is a key to initiating redevelopment, we will focus on the following development opportunities.

- 1) Development of the Millennial Campus on the 20 acre site owned by East Carolina University. The recommendations related to this site will include providing a comprehensive use and financing plan for the redevelopment of the entire 20 acre site, and will begin with the renovation of the Haynie building which is threatened due to its physical condition. The feasibility of developing a Performing Arts Center and a Work/Live Center on the site will be explored through cooperation with ECU and the Community College.
- 2) **The Haynie Building** analysis will involve the following:
 - Identify in cooperation with ECU and City's help potential tenants/users of this building

- Through an interview process, determine their space needs (in cooperation with HE)
- Based on this develop a space utilization for entire building (in cooperation with HE)
- Based on this develop a cost estimate and development schedule (in cooperation with HE)
- Based on this development scheme develop a funding plan
- Based on this develop an operating budget including various rents
- Based on this secure some type of LOI or lease
- Also we will make a recommendation on the Landlord entity and management of facility

3) BW&A will analyze the feasibility of developing an Advanced Manufacturing Center at the Imperial site. This analysis will include both an examination of the suitability of the building for this specific adaptive reuse, and the probability of securing the participation of educational and private manufacturing partners which will be necessary to develop the project.

4) BW&A will provide an analysis of the redevelopment and adaptive reuse options for the UNX/Ficklen Warehouse building.

5) If all parties agreed to the results of any or all of the projects discussed above BWA would then carry out the development under a separate fee developer agreement with the appropriate party.

6) BWA and HE will work to complete the predevelopment work outlined above for the Haynie Building within 90-120 days of being under contract. Separate fee developer agreements will be negotiated with appropriate parties at that time.

7) If anytime during the project the City desires to add similar detail analysis for a additional buildings the parties will negotiate an increase in scope of work at that time.

8) BW&A will provide recommendations for funding sources for all of the redevelopment projects that will generally fall into three categories:

- Non-competitive funding sources such as historic tax credits or traditional debt financing that will be available dependent on whether a particular project or business line qualifies.
- Competitive funding sources that may be available for almost any business opportunity that Greenville ultimately elects to pursue.
- Specific funding sources that will only be available should Greenville elect to pursue certain business opportunities.

HANBURY EVANS WRIGHT VLATTAS & COMPANY SCOPE

We will assist the planning and development team with analyzing the area to be considered a Historic District, and more specifically with providing data to facilitate the restoration of historic buildings and adaptive use. Specific strategies for planning for the rehabilitation and adaptive use of existing buildings will be custom tailored to economic and market forces identified by the other members of our team. More specifically we will:

- Provide assistance to BW&A on the repurposing and rehabilitation of the Haynie Building.

ASG SCOPE

Our planning process will establish options, build consensus, and synthesize several program variables into succinct planning strategies. This process will enable the City of Greenville's staff and their stakeholders to make informed decisions about future development in the study area. The final plan will support both short term improvements as well as a long-range vision for the larger development. This master planning process will consist of:

- 1) **Site analysis and plan study**– The master plan process will begin with a physical analysis of the site and a review of recent planning studies
- 2) **Land use, density plan and building design guidelines in the study area** – Working collectively with key stakeholders and our associated consultants (PES and Hanbury Evans), a land development strategy for the study area will be developed. The strategy will be market-tested and implementable within the framework of the historic buildings and will balance broadly defining permitted uses and form-based directives to guide future development, as well as general building design guidelines that create an urban scale and environment that reflects the historic character of the tobacco district.
- 3) **Traffic/pedestrian/biking circulation and parking strategy** – The Master Plan will include transportation-oriented planning analysis and an integrated multimodal strategy that incorporates the future plans of the 10th Street extension as well as the Greenville Transportation and Activity Center (GTAC). This master plan will incorporate a pedestrian and bike-friendly environment, temporary surface parking, and long-term structured parking.
- 4) **Design Framework** – The Master Plan will integrate existing streetscape planning, and propose strategies to guide open spaces and buildings, that will provide an urban design framework for enlivening the public realm and creating a vibrant and integrated district. Ayers/Saint/Gross will lead designs for the initial planning concepts and infrastructure improvements. As necessary, a civil engineer, separately contracted by BWA will provide technical and cost estimating assistance of the proposed improvements.
- 5) **Neighborhood connectivity** – Key to creating a thriving mixed-use/innovation community is integration with surrounding neighborhoods. The master plan will identify opportunities for better connections to key neighborhood assets including housing and retail. Equally important will be creating a district that the community sees as a user-friendly, safe, active environment. The Master Plan will incorporate strategies to

improve neighborhood connections to the Uptown Greenville, ECU and the medical center.

- 6) **District public/open spaces and gateway entrances** – Critical to making the study area a successful and vibrant district is active, usable open space. Building on best practices, the Master Plan will illustrate a conceptual vision for the tobacco district’s key side streets and gateways.

DELIVERABLES

Project deliverables will convey the Master Plan vision and provide guidance on how to best allocate immediate funding to improve the infrastructure, open space, and streetscape of the district. The deliverables include:

- 1) **Master Plan and Design Guidelines** –A descriptive narrative of the site and planning process and will address the following issues:
 - a) Site analysis
 - b) Land use and density
 - c) Traffic/pedestrian/biking circulation and parking locations
 - d) Neighborhood connectivity options
 - e) Urban design guidelines and architectural character:
 - Sustainability and low impact development standards to incorporate stormwater strategies;
 - Building design parameters at a basic level to focus on general style, materials, color, and building massing;
 - Working with Hanbury Evans (contracted directly under BWA) historic building guidelines describing strategies for building renovation and building additions;
 - Public realm standards; and
 - Potential gateway entrance treatments.
 - f) Implementation plan and development phasing
 - g) Precinct studies to provide more in-depth design vision for up to three (3) key zones/intersections within the district and may include:
 - The ECU “Millennial Campus” district,
 - The GTAC site and adjacent area and street network,
 - Imperial tobacco site, and
 - UNX/Ficklen properties.
2. **Meeting and presentation materials** – Ayers/Saint/Gross will prepare electronic versions of maps and presentations as needed for client and stakeholder meetings including:
 - a) Kickoff
 - b) A final Power Point presentation of the district Master Plan.

SCHEDULE AND PROCESS

We propose that the City of Greenville provide required background data and an existing GIS and CAD information of the study area prior to the first workshop, as well as schedule all meetings with key stakeholders. During each workshop Ayers/Saint/Gross will meet with the Core Working Group, which will consist of the City of Greenville's Planning and Economic Development staff, the BWA team and representatives from ECU.

We propose a schedule of approximately nine months structured around four workshops. After each workshop we will continue to develop concepts. By structuring the project around, interactive workshops on site, we can work toward consensus and create a highly responsive plan.

December 2013: Workshop 1: Key Issues and Development Goals

The first workshop will focus on gaining an understanding of the key issues and establishing goals to guide the district Master Plan. This workshop will occur after the site analysis and planning study review has been initiated.

Workshop One (1 day in Greenville):

- Present the site analysis, initial findings of the economic analysis (from PES), and site analysis findings.

March 2014: Workshop 2: Vision and Development Scenarios

Working with the market and economic analysis provided by PES, Ayers/Saint/Gross will test various scenarios for future development. The pros and cons of each scenario will be outlined. Ayers/Saint/Gross will present the scenarios to the Core Working Group during Workshop Two. The goal is to review, assess, and critique potential options for short- and long-term development as well as to begin to identify possible phase one development options.

Workshop Two (2 days at Greenville):

- Present the final economy and market analysis by (PES)
- Present proposed scenarios to the Core Working Group and other key stakeholders if desired
- Facilitate a work session (charrette) to discuss and refine development scenarios

May 2014: Workshop 3 Refinement of Scenarios

Based on Workshop Two, Ayers/Saint/Gross will refine the scenarios. The goal is to review, assess, and ultimately gain consensus on the preferred direction for short- and long-term development.

Workshop Three (Video Conference):

- Present refined scenarios to the Core Working Group via electronic document sharing and teleconferenced discussions
- Facilitate a work session (virtual charrette) to synthesize the ideas into a preferred direction

June 2014: Workshop 4: Plan and Design Framework

Based on the feedback received in Workshop Three, Ayers/Saint/Gross will develop a final concept plan (draft) that establishes a vision for future development and proposes how near-term investment priority. A Design Framework will also be presented that identifies general streetscape and building strategies.

Workshop Four (1 day at Greenville):

- Present Plan and Design Guidelines to the Core Working Group
- Update other stakeholders on the work to date
- To coincide with the Redevelopment Commission Presentation organized by the City of Greenville
- Present the draft plan and design framework to the Greenville City Council

August 2014: Final Documents

Following Workshop Four, Ayers/Saint/Gross will revise the district Master Plan and create the final deliverables. A draft of the document layout and narrative text will be distributed to the Core Working Group for feedback prior to creation of the final document.

To facilitate the delivery of the final document, Ayers/Saint/Gross proposes limiting that review to one text review (file provided in Microsoft Word) and two graphic reviews (file provided in Adobe PDF). We will ask that a final sign-off be provided prior to printing.

Upon the client's request, Ayers/Saint/Gross will produce printed and bound copies of the report for which *the cost of the production will be reimbursable by the City of Greenville*. (Fees for this deliverable are not included in this proposal).

ADDITIONAL SERVICES

The following services of Ayers/Saint/Gross, and any others in excess of those described in the Scope of Work, are not part of this proposal and will be furnished only at your written request:

- Printing of the final report.
- Perspective renderings used to communicate Master Planning concepts and recommendations to the surrounding community.
- Additional trips/expenses in addition to those delineated above
- Additional renderings beyond those already referenced.
- Printing of Final Summary Report
- Schematic Design through Construction Administration services
- Parking and Transportation engineering
- Civil and environmental engineering
- M/E/P Engineering
- Cost Estimating
- Surveys

PES SCOPE OF WORK

PES will analyze the market as the basis for the development strategy, development program, phasing plan and implementation plan. PES will test the potentials for

- Office, technology and institutional, and
- Residential uses.

PES will begin with a profile of the Greenville/Pitt County economy, drawing on Pitt County employment trends to quantify the existing business base. We will review the most current plans for Greenville, Downtown Greenville, East Carolina University and Pitt County as well as agencies and institutions relevant to economic development.

Demographic trends (e.g., population, households, age, income, household type and size, etc.) will profile Greenville, Pitt County and regional residents.

PES will rely on the Greenville Planning Division and Office of Economic Development to identify planned and proposed projects in the development pipeline.

Office, Technology and Institutional Uses

East Carolina University (ECU) and related entities will be the focus of the office, technology and institutional uses market analysis. PES will conduct extensive interviews with ECU leaders, including the Provost and selected Deputy Chancellors, Deans, Department Heads, and representatives of the Office of Innovation and Economic Development. This analysis will focus on medicine, other sciences, engineering and business programs most likely to generate new businesses. These interviews will explore the University's academic and research areas with particular potential for commercialization as well as the University environment, policies and facilities for faculty and student entrepreneurial development.

PES will rely on the Client to schedule these interviews for two two-day trips.

In addition to ECU, PES will evaluate the local business environment and support for local entrepreneurs. This will involve review of business support services, technical assistance, facilities, incentives and financing. Selected telephone interviews with local technology entrepreneurs will identify key assets and liabilities.

PES will interview representatives of other local institutions identified by the Client as having the potential to support or use new facilities in the tobacco district.

Pitt County Development Commission maintains a database of available office and industrial buildings and sites. Coupled with interviews with active real estate brokers, this will allow profiles and analysis of competitive facilities and sites in the region.

From these inputs, PES will prepare a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of the Greenville economy and potentials for new business development and attraction of technology-based businesses. Evaluation of the tobacco district itself will consider its potential role within the local and regional market.

PES will quantify near- and mid-term potentials for businesses that could be attracted to an incubator or multi-tenant office space in the tobacco district. The market conclusions will include estimated occupancy, lease-up period, supportable rents, typical tenant size and types of facilities required. Particular focus will be given to the roles to be played by the tobacco district in contrast to those played by the Medical District.

Residential Uses

To evaluate the potentials for residential development in the tobacco district, PES will review demographic and housing trends to quantify demand. The preceding demographic trends analysis will be refined to focus on the nature of individual households by tenure, age of the householder, type of household, income levels, presence of children, and other key factors.

American Community Survey and 2010 Census data will be used to profile the existing housing stock in terms of number of units by year built, size, type (e.g., single-family versus multi-family) and vacancy rates. Annual building permit data will reveal year-by-year variations in the number and type of units built.

Based on the demographic and construction trends, PES will estimate the number and type of residential units that could be supported within the tobacco district by five-year period.

MEETINGS

PES will participate in three workshops (no more than five days), presenting economic and market analysis and contributing economic inputs to the plans and implementation strategy.



10/29/2013

Mr. Carl Rees

Job Name: 423 Evans Street Property
 Street: 423 Evans Street
 City,State,Zip: Greenville, NC
 Phone: (252) 329-4510
 Email: Carl Rees [crees@GREENVILLENC.GOV]

Job Description: Point Up & Paint Masonry Walls at 423 Evans St.

Total Price:..... \$117,470.00

Price Breakdown as Follows:

Site Design and Engineering: (Allowance)	
-Site Plan:.....	By Others
-Planning & Zoning Compliance:.....	By Others
-Permit Drawings:.....	By RPA
-Foundation Design & Engineering:.....	By RPA
-Soil and Concrete Testing:.....	Not Included
Site Work: (Allowance).....	
-Stone Construction Entrance (graded & compacted):.....	By Others
Parking & Paving:.....	857.30
Landscaping / Seeding:.....	Not Required
45 Ft of New Metal Wall Coping:.....	By Others
Masonry Work:.....	3,712.00
Electrical:.....	68,401.85
Relocate Telephone Boxes:.....	0.00
Painting (Allowance):.....	12,500.00
Signs (Allowance):.....	9,050.00
Fence Modifications & Temporary Barrier:.....	By Others
Porta-Jon:.....	2,500.00
Clean-Up:.....	130.00
-Dumpster and Landfill Tip Fees:.....	150.00
Supervision & Project Management:.....	1,480.00
Sales Tax on Materials:.....	4,746.71
Payroll Taxes and Insurance:.....	342.79
Builder's Risk Insurance:.....	2,298.68
Building Permit & Fire Protection Permit:.....	315.61
Builder's Fee & Overhead:.....	305.97
	<u>10,679.09</u>

Total Project Cost:..... \$117,470.00

Notes & General Conditions:

1. Work is quoted as standard working hours.
2. CBC will not be held responsible for the structural integrity of existing walls during or after construction.
3. CBC does not include removal or disposal of hazardous materials.



C.A. LEWIS, INC.
General Contractor

October 30, 2013

Carl Rees
Community Development
City of Greenville
Greenville, North Carolina

Dear Mr. Rees:

We are please to provide a quote of **\$53,350** for the City of Greenville Wall Modification Project located at 423 N. Evans Street in Greenville, NC. This quote is based on drawings S1.1 and S1.2 dated 8-14-2013 as prepared by RPA Engineering, P.A. and the following clarifications.

Clarifications

- Excludes any work associated with the existing site grading, fill material, concrete walks, disposal of debris and concrete, tree removal, etc.
- Excludes any work associated with repairing or replacing existing fencing
- Excludes any roofing work on the adjacent building except new metal coping as indicated on plans section 4 sheet S1.1
- Relocation of existing telephone boxes and conduit by phone provider
- All work to be performed during normal business hours
- Excludes performance and payments bonds

Thank you for the opportunity to provide this proposal. Please do not hesitate to contact me if you have any questions.

Sincerely,

J. David Laney, **Leed AP D+B**

P. O. Box 5064
Greenville, NC 27835
Phone (252) 757-3536 Ext. 208
Fax (252) 757-1748