



# Gaston County

Gaston County  
Board of Commissioners  
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## Economic Development Commission Board Action

File #: 20-014

Commissioner Fraley - EDC - To Accept Proposal for Due Diligence for Cherryville Business Park (Beam Property) to Include But Not Limited To: Survey, Wetlands Delineation/Mitigation Plan, Traffic Impact Study, Subdivision and Rezoning Plans and Exhibits, and Management of Sub-Consultant Contracts

### STAFF CONTACT

Donny Hicks - Economic Development Commission - 704-825-4046

### BUDGET IMPACT

\$335,729.00

### BUDGET ORDINANCE IMPACT

N/A

### BACKGROUND

Gaston County proposed to engage the firm of Alfred Benesch & Company to perform due diligence testing, surveying, wetlands delineation/mitigation, traffic study, subdivision and rezoning, and management of sub-consultants contracts for the Cherryville Business Park (Beam Property). The Total fee is \$335,729.00 (Not to exceed without prior written authorization).

### POLICY IMPACT

N/A

### ATTACHMENTS

Budget Change Request (BCR) & Due Diligence Proposal

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	Keigher	TPhillbeck	RWorley	Vote
2020-002	01/28/2020	AF	CB	A	A	A	A	A	A	A	U

### DISTRIBUTION:

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

## GASTON COUNTY BUDGET CHANGE REQUEST

TO: Dr. Kim S. Eagle COUNTY MANAGER

FROM: 4920 ECONOMIC DEVELOPMENT  
Dept. # Department Name

DONNY HICKS 01/13/2020  
Department Director's Name Date

### TYPE OF REQUEST:

☐ Line Item Transfer Within Department & Fund

☐ Line Item Transfer Between Funds \*

☐ Project Transfer Within Department & Fund

☒ Additional Appropriation of Funds \*

☐ Line Item Transfer Between Departments\*

\* Requires resolution by the Board of Commissioners

ACCOUNT DESCRIPTION (As it appears in the budget)	ACCOUNT NUMBER	AMOUNT
	Fund - Function - Dept - Division - Object - Project	Whole Dollars Only
	xxx - xx - xxxx - xxxx - xxxxx - xxxxxx	(See Note Below)
Fund Balance Appropriated	010-99-9900-0000-490000	(\$335,729)
Transfer to Capital Improvements Fund	010-98-9800-0000-580040	\$335,729
Transfer from General Fund	040-98-9800-0000-480010	(\$335,729)
Cherryville Business Park	040-07-4920-4920-540006-20047	\$335,729

### JUSTIFICATION FOR REQUEST:

Gaston County proposes to conduct due diligence/engineering tests on the Cherryville Business Park (Beam property) to determine its potential for an economic development project. Services to be performed include but are not limited to survey, documents necessary for a wetlands delineation/mitigation plan, traffic impact study, subdivision and rezoning plans and exhibits, and management of sub-consultant contracts. Gaston County received a proposal from Alfred Benesch & Company to complete the work for \$335,729.

Note: Decreases in expenditures & increases in revenue accounts require brackets. Increases in expenditures & decreases in revenue do not require brackets. Please note that transfers between funds require interfund transfer accounts.



Alfred Benesch & Company  
2359 Perimeter Pointe Parkway, Suite 350  
Charlotte, NC 28208  
www.benesch.com  
P 704-521-9880  
F 704-521-8955

January 10, 2020

Mr. Donny Hicks, Executive Director  
Gaston County Economic Development Commission  
620 N. Main Street  
Belmont, NC 28012

Reference: Revised **DRAFT**  
Cherryville Business Park – continued diligence and design  
proposal to provide design and engineering services  
Benesch Project number 17000175.0

Dear Donny:

Thank you for your continued confidence in our work. It is our privilege to work with Gaston County Economic Development Commission, Gaston County, and stakeholders in this project. Cherryville Business Park is an exciting project and potentially very significant to the future economic growth potential for the northwest quadrant of Gaston County. We are prepared to continue diligence and planning on the project site consisting of approximately 90 acres. *Site concept plans and analysis plans* delivered in our last contract will be the plans we study further (or variations thereof). We will work with you and our team to bring plans to a Schematic Design/Design Development level to begin discussion with jurisdictional authorities about the project, obtain endorsement by stakeholders, and develop a more accurate cost estimate for work required. We will utilize the same team you assembled for earlier phase work on this site to continue their work most efficiently. Benesch has also included in this proposal a budget for the continuation of our work beyond design development to include construction documents, permitting, construction administration and close out.

We realize that you may not elect to authorize all of this work at this time; we have provided you with the option to select all of this proposal or a portion of it.

### Scope of Work and Deliverables

There are several components to this we will cover that will help form a more viable plan:

- We will create further developed site plans and typical detail sections as needed to effectively communicate and assist with generating synergy for the project through an attractive master plan and graphics. We will use every publicly available data base regarding GIS and information about the property as well as information you provide us to help form our plans.
- We will provide, as examples of work during this phase, typical cross sections & details on culvert crossings from the Public RW into the property, sanitary sewer, water line and other utilities planning for the site, and how water quality will be addressed. These issues will be brought forward in design to a point that a reasonable budget can be determined and incorporated into the overall project budget.
- We will provide you with a cost estimate/budget based on the concept plans.
- We will provide survey data necessary to provide a more in-depth analysis of work required to develop site, permitting requirements and budget. This will include a verification of current topography out into the Right of Way of the adjoining roads.

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- A Boundary Survey including a legal description will be provided that indicates recombined parcels purchased by Gaston County.
- Parameters and documentation necessary to apply for appropriate wetland disturbing/mitigation plans and budget to complete this process. (We cannot file until at least an SD/DD plan is created and agreed to/finalized)
- General Management of subconsultant contracts as needed including periodic reconciliation as you request
- Assistance with necessary rezoning exercises and exhibits.
- MOU or Traffic Impact Study on surrounding roads or intersection based on design development plans
- Subdivision Plans/Survey other than recombined parcels into one parcel ownership for recordation.
- Detailed engineered permit/for construction documents - as a break out price from Design Development (if you so elect to have us continue beyond DD).

#### **Exclusions:**

- Title Search Information -Surveyor will coordinate with comments from title company.
- In depth channel or stream bank study such as HEC2-RAS, and associated culvert design
- Construction staking by surveyor

#### **Our Team**

**STV** (Mike Iagnocco, PWS) will work with our team with respect to Wetlands and Environmental Permitting. They will work directly for Benesch but will be accessible to you to answer questions and to work with the overall team with respect to strategy moving forward, design, and budgeting.

**ECS** will follow up with any needed geotechnical survey, engineering or construction material testing we will need. You already have an extensive boring plan obtained directly from ECS. We will use that information as a basis to help form our plans. We will commission ECS to perform an ASTM Phase 1 Environmental survey of all the subject parcels. We have also budgeted for advanced ESA work to include Phase II tasks if necessary. If they are not needed – we wont bill you for them.

**RB Pharr** will work as our surveyor to create an overall boundary map, legal descriptions to assist with closings, topography and ALTA as well as other miscellaneous survey needs. As we discussed, it would be most efficient to have the title search for the different parcels underway as the surveyor is performing the boundary/ALTA so that any irregularities which may appear during the search can be addressed on the plan. Our surveyor will also provide subdivision plans for submittal and legal descriptions as required.

#### **Alfred Benesch & Company will:**

- Lead the team, plan and coordinate efforts, manage contracts, and other administrative duties as needed.
- Provide Civil Site Engineering, Landscaping Architecture, and Planning services
- Provide Rail Service Consulting (80 hours)for this project with cooperation from the development manager with CSX Railroad

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### Schedule and Fee

Within the same week we are notified of approval of this proposal we will execute contract proposals with our consultants on the team and schedule a kick off meeting and begin working on more detailed plans to develop the campus/park.

These planning efforts sometimes move very quickly. We are prepared to move at a pace that best suits Gaston County. We have a team that is accustomed to working with GEDC and can anticipate the consulting assistance and deliverables you will need.

For the purposes of planning we anticipate approximately 45 days to have our subconsultants STV, and RB Pharr extend their work and scope to provide us with additional base information we need. Beyond that, we expect to work with CSX, NCDEQ, NCDOT District 1 Division 12, the Gaston County Planning Department and others as we develop a more detailed plan and cost estimate for the project. Our part of the work may take between 90 and 120 days to complete. In total, we expect this project could take as many as 180 days to complete (subject to a number of variables).

As we progress through the work we will check in with you regularly to be apprised of our progress. Regular update meetings are a part of what we do and have been considered in our fee estimate.

Because we are uncertain as to exactly what we end up with for our project and do not have a singular solution or projected budget for construction, we have taken the approximate middle as a projected cost between the two design alternatives we completed for you in 2017. We used 4 million dollars as our projected construction cost for the project. We follow NC State Construction Office guidelines and use a fee percentage as the basis to determine our fee. We split the fee based on 50% for Design Development stage, and 50% for the remaining construction document and permitting stage.

The structure of the fee will be such that we bill you for time we spend and the bills the subconsultants give us. You will have the right to review and approve the subconsultant contract proposals – these amounts, nor will our fee increase beyond the not to exceed budget items I have listed below without a written directive from you:

<b>Team Member</b>	<b>Amount</b>
STV Design Development Phase work	\$ 29,000
STV Permitting work and Monitoring -Construction Doc. Phase	\$ 50,000
Surveyor (RB Pharr) Design Development Phase	\$ 60,500
ECS/Environmental/Geotech Design Development Phase	\$ 25,000
Alfred Benesch Management and Design fee during Design Development	\$211,450
Attn: [REDACTED] for Construction Documents Permitting	
Designated Contingency for unforeseen additional work @ 3% DD Phase only	\$ 9,779
Unallocated Contingency for [REDACTED] Permitting	
<b>Total not to exceed (Lump Sum – but we bill only what we use)</b>	<b>\$598,379</b>
<b>Fee for Design Development Phase (only) at this time</b>	<b>\$335,729</b>



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**Fee for Continued Construction (permitted) document phase, CA and close out**

**\$262,650**

We will work under standard contract terms as we have agreed to previously. If you find this proposal acceptable, please execute this proposal and return to me. If you elect to only authorize us for Design Development phase (at this time) please circle and initial above total for DD. We can get started right away and will strive to meet whatever reasonable schedule we will agree to once we have your authorization.

Thank you again for the opportunity to serve Gaston County. We look forward to getting started.

Sincerely,  
Alfred Benesch & Company

A handwritten signature in black ink, appearing to read "Benjamin Simpson".

Benjamin Simpson, PLA, ASLA, Sr. Project Manager

Brian Cannella, PLA, VP-NC Division Manager

Agreed to this proposal \_\_\_\_\_

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Position

Date: \_\_\_\_\_