

MINUTES
OAK ISLAND TOWN COUNCIL
SPECIAL MEETING
NOVEMBER 20, 2017 – 5:30 P.M.
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL

Present: Mayor Cin Brochure, Mayor Pro Tempore Loman Scott, Council members Sheila M. Bell, Charlie K. Blalock, Dara F. Royal and Jeff Winecoff, Town Manager David Kelly and Assistant Manager/Town Clerk Lisa P. Stites.

Mayor Brochure called the meeting to order at 5:30 p.m.

Councilor Bell asked about the differences in the bids. E.B. Pannkuk, engineer with Andrew Consulting, said that the original price estimate was \$1.9 million. He said that that one of the higher prices was from a contractor who planned to essentially build 2 piers, a trestle and a Pier; they were going to do twice the work. Another contractor did not have the proper license to bid for the project. A third company has submitted a few bids recently that are pretty high; he said he thinks they are busy. He said that TD Eure was close to the original budget number; the contractor did verify his materials estimates used. This contractor also just finished a pier at the Baptist Assembly. Mr. Pannkuk said that they do quite a bit of marine work in the area, and these four contractors have a pretty good average of being low sometimes.

TD Eure has been in business for more than 30 years. A new ownership group took over a few years ago, but now they have more equipment. They have not bid in the area in the past few years because they had too much work. He said he feels good about their experience. They have worked with this contractor in the past.

Mayor Pro Tempore Scott asked about the process for change orders. Mr. Pannkuk said that there are unit prices included in the bid. For things that they see could be likely to change, they include unit prices in the contract so that we get a competitive price. He said that they hope to have captured any potential change in prices by including the unit prices. Any change orders would have to be approved by the Town. The engineers will be on site when pilings are driven and will be inspecting the work as it progresses. At the end of the project, they would issue a letter stating that the project meets the design specifications. Mr. Kelly said that change orders would be considered by Council. The engineer and the Town's staff will be inspecting the project during construction. The engineering company will act as a third party and oversee construction.

Councilor Royal asked if there were a contingency percentage included. Mr. Pannkuk said that there is not a contingency included in the contract, but that if the Town funded at the construction estimate, that would provide a contingency amount. Regarding the suggestions from the Town Attorney, Mr. Pannkuk said that they would be addressed with the contractor. The base amount for the company's insurance, for example, is probably already more than Mr. Edes is requesting be included.

Mayor Pro Tempore Scott asked about the life expectancy of the piling wraps; Mr. Pannkuk said there has not been a lot of testing in general but what is recommended has had the most testing. As long as the wrap is maintained, there should not be any marine bores, though the maximum life expectancy listed is 25 years, considering the environment they will be in. Councilor Bell asked about maintenance; Mr. Pannkuk recommended an inspection every year or so and to replace wrap if it gets damaged by debris.

Councilor Blalock asked if there was a cap on change orders. Mr. Pannkuk said there was not, but that his experience with the contractors who bid was that there were generally not many change orders. He also said that they have regular meetings with the contractor so they could anticipate any potential changes.

Having unit prices built in will also help. If the soil is harder than planned for, there is already a unit price built in for what will need to be done to address that, for example. Mayor Brochure asked about the structure upgrades and when we would have to know if we were putting those in. Mr. Pannkuk said they were included in the base bid; they were included but could be removed if needed.

Mayor Pro Tempore Scott made a motion to award the bid for demolition and construction of the Oak Island Pier to TD EURE Marine Construction in the amount of \$1,792,003 and to approve the contract, contingent upon recommendations made by the Town Attorney. Councilor Bell seconded the motion and it passed unanimously.

Councilor Blalock made a motion to adjourn at 5:51 p.m. Councilor Bell second and the motion passed unanimously.

Cin Brochure, Mayor

ATTESTED: _____
Lisa P. Stites, CMC
Assistant Manager/Town Clerk

Clerk's Statement: Minutes are in compliance with the open meetings laws. The purpose of minutes per the open meetings laws is to provide a record of the actions taken by a Council or a Board and evidence that the actions were taken according to proper procedures. All actions of the Council are recorded in the official minutes. Not all portions of Town of Oak Island meetings are recorded verbatim in the official minutes, with general discussion items, reports, presentations, and public comments being paraphrased or summarized in many instances. Public comments in writing should be submitted to the clerk via hard copy, electronic mail, or other means so as to ensure an exact verbatim account. The Town of Oak Island provides full coverage of meetings on Government Channel 8 so that the Citizens and the Public may view and listen to the meetings in their entirety.