

**DUPLIN COUNTY
ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING**

**OPEN SESSION AGENDA
Airport Conference Room**

**Friday, July 11, 2025
7:00 am**

- ♦ **CALL TO ORDER & WELCOME**
- ♦ **CONSENT AGENDA**
 - **Approve Previous Minutes**
- ♦ **AIRPARK IMPROVEMENT PROJECTS UPDATE**
 - **ACTION ITEM:**
 - *Approve Chatham Civil Construction Change Orders 8 – 14 in the total amount of \$210,561.05 which includes tree removal, 18" RCP, additional clearing, drainage, tail ditch, plan changes, 12x12 Tee DIP and 12x6 Reducer DIP (Exhibit A)*
- ♦ **AIRPARK SHORT-STAY ACCOMODATIONS**
 - **ACTION ITEM:**
 - *Review and Approve Final Design by Connor Drafting & Design for Short-Term Stay Accommodations (Revision pics will be on projector)*
- ♦ **ECONOMIC DEVELOPMENT READY SHELL BUILDINGS CONSTRUCTION COMMITTEE REPORT**
 - **ACTION ITEM:**
 - *Approve Daniels & Daniels Change Order # 1 in the amount of \$3,790,652 for cost of construction (Exhibit B)*
 - *Approve Daniels & Daniels Change Order # 2 in the amount of \$24,472 for additional erosion control, grading and excavation (Exhibit C)*
 - *Approve S&ME fee schedule in the amount of \$35,000 for construction materials testing (Exhibit D)*
- ♦ **NAMED PROJECTS UPDATE**
 - **Project Pear**
 - **Project ACC**
 - **Project Heel**

OPEN SESSION

July 11, 2025

- **Project Panda**
- ♦ **DIRECTOR'S NOTES AND ANNOUNCEMENTS**
- ♦ **BOARD MEMBER COMMENTS**
 - **NCSE Project Activities Update**
- ♦ **OTHER NOTES/ANNOUNCEMENTS**
- ♦ **ADJOURN**

**DUPLIN COUNTY ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING
Friday, July 11, 2025
7:00am**

OPEN SESSION MINUTES

Present: Charlie Farrior, Roger Davis, Dean Lee, Kenneth Smith, Carrie Shields, Al Searles, Glenn Cavanaugh, Teresa Chambers & Scotty Summerlin

Absent: Dr. Jay Caraway & Kevin Smith

Guests: Joe McKemey, McDavid Associates, Don Parrish and Matthew Ferguson, Parrish & Partners, PLLC and Lynn Moore, NC Works

♦ **CALL TO ORDER**

- Meeting was called into order by Charlie Farrior

♦ **CONSENT AGENDA**

- Approve Previous Minutes
- The motion to approve the consent agenda was made by Dean Lee, seconded by Kenneth Smith and passed unanimously.

♦ **AIRPARK IMPROVEMENT PROJECTS UPDATE**

• **ACTION ITEM:**

- *Approve Chatham Civil Construction Change Orders 8 – 14 in the total amount of \$210,561.05 which includes tree removal, 18" RCP, additional clearing, drainage, tail ditch, plan changes, 12x12 Tee DIP and 12x6 Reducer DIP (Exhibit A)*
 - Board requested contractor decrease amount of days added on CO #'s 13 & 14 to five days per change order. Motion was made by Roger Davis to approve change order numbers 8-14 and motion was seconded by Dean Lee. Motions carried unanimously.

• **AIRPARK SHORT-STAY ACCOMODATIONS**

• **ACTION ITEM:**

- *Review & Approve Final Design by Connor Drafting & Design for Short-Term Stay Accommodations (Revision pics will be on projector)*
 - Motion was made by Glenn Cavanaugh to approve, seconded by Roger Davis and passed unanimously.

♦ **ECONOMIC DEVELOPMENT READY BUILDINGS CONSTRUCTION COMMITTEE REPORT**

• **ACTION ITEM:**

- *Approve Daniels & Daniels Change Order # 1 in the amount of \$3,790,652 for cost of construction (Exhibit B)*

- *Approve Daniels & Daniels Change Order # 2 in the amount of \$24,472 for additional erosion control, grading and excavation (Exhibit C)*
- *Approve S&ME fee schedule in the amount of \$35,000 for construction materials testing (Exhibit D)*

- Motion made to by Dean Lee to approve F&S Grading fee in the amount of \$24,472 and S&ME fee in the amount of \$35,000 with clarity between Duplin County EDC & Daniels & Daniels that total of project in full remain at a "not to exceed" amount of \$6 million as specified at time of original construction agreement. Total of \$6 million will include all design, erosion control, grading, excavation, quality assessments, construction, landscaping and contingency. Motion was seconded by Al Searles and passed unanimously.

♦ **NAMED PROJECTS UPDATE**

- **Project Pear** – expanding capital investment; completion is expected in August
- **Project ACC** – point of contact has retired, working to get new contact info; production continues to build
- **Project Heel** – no update this month
- **Project Panda** – 150,000 sq. ft. occupied; office space upfitted

♦ **DIRECTOR'S NOTES AND ANNOUNCEMENTS**

- WestPark Well project currently having issues with water quality, Joe McKemey is working with contractor to access. Testing additional water samples and awaiting results.
- NCFS Region 1 Headquarters will go to bid on August 12th
- SouthPark Ground Breaking to be scheduled soon

♦ **BOARD MEMBER COMMENTS**

- James Sprunt CC golf tournament will be held on September 18th

♦ **ADJOURNMENT**

- The motion to adjourn the open session and go into closed session was made by Ken Smith and seconded by Glenn Cavanaugh and passed unanimously.

Minutes Approved by EDC Board Chairman:


Chairman

8/1/25
Date

Exhibit A

Change Orders	Brief Description	Amount
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CO#8	Trees (2) Removal	\$ 7,772.38
CO#9	18" RCP W. Best - Ronnie	\$ 5,679.81
CO#10	Add't Clearing, Drainage, Tailditch	\$ 186,087.75
CO#11	Plan Change #1	\$ 1,869.09
CO#12	Plan Change #2	\$ 1,869.09
CO#13	12 x 12 Tee DIP	\$ 3,772.87
CO#14	12 x 6 Reducer DIP	\$ 3,510.06

Exhibit B

Daniels & Daniels Construction Co

P.O. Box 10337
Goldsboro, NC 27532-0337
Ph: (919)778-4525

Change Order

To: Duplin County
P.O. Box 950
Kenansville, NC
28349

Number: Change Order #01
Date: 06/05/2025
Job: 25-108 Duplin County Shell Building

Description: Total Cost for Construction

Daniels and Daniels is requesting \$3,790,652.00 for the cost for construction.

Work performed by subcontractors:

Description	Price
Cost for Construction	<u>\$3,790,652.00</u>
Subtotal:	<u>\$3,790,652.00</u>
Change Order #01	<u>\$3,790,652.00</u>
New Contract Total:	<u>\$5,622,492.00</u>

If you have any questions, please contact me at (919)778-4525.

Submitted by: Justin Wright
Daniels & Daniels Const Co

Approved by: _____
Date: _____

Duplin Shell Buildings

Item Description	Unit	Total Units	Unit Price	Bids/Actual	Notes
Part 1 Contract - Design Costs				\$377,508	
Part 2 Contract - Metal Building				\$1,831,840	
General Conditions	SF	100,000	\$2.59	\$258,860.00	
Labor Burden	SF	100,000	\$0.69	\$68,980.00	
Wilson Group CA	SF	100,000	\$0.15	\$15,000.00	
Owner Contingency	SF	100,000	\$1.11	\$111,000.00	
Insurance	SF	100,000	\$0.03	\$2,688.00	
Misc Materials	SF	100,000	\$0.03	\$2,612.00	
Bond	SF	100,000	\$0.44	\$43,516.00	
Sales Tax	SF	100,000	\$0.05	\$4,730.00	
Sub Total Soft Costs	SF	100,000	\$5.07	\$507,386.00	
Construction Staking/Surveying	SF	100,000	\$0.08	\$ 8,498.00	
Misc Steel	SF	100,000	\$0.42	\$ 41,826.00	
Overhead Doors	SF	100,000	\$0.46	\$ 45,879.00	
Glass/Storefront	SF	100,000	\$1.79	\$ 178,840.00	
Canopies	SF	100,000	\$1.23	\$ 123,195.00	
Pre-Engineered Building Erection	SF	100,000	\$7.94	\$ 793,839.00	
HVAC	SF	100,000	\$0.87	\$ 86,967.00	
Electrical/Fire Alarm	SF	100,000	\$1.79	\$ 178,688.00	
Site	SF	100,000	\$10.10	\$ 1,009,690.00	
Concrete (Including Loading Dock)	SF	100,000	\$7.78	\$ 778,100.00	
Construction Entrance	SF	100,000	\$0.20	\$ 19,554.00	
Sub Total Hard Costs	SF	100,000	\$32.83	\$3,283,266	
Total Cost to Construct	SF	100,000	\$37.91	\$3,790,652	CO #1

Total Project Funding \$6,000,000

Total Project Cost \$6,000,000



Daniels and Daniels Construction Co., Inc.
178 NC Hwy 111 South
Goldsboro, North Carolina 27534
Phone: 9197784525

PCO #002

Project: 25-108 - Duplin County Shell Building
Kenansville, North Carolina 28349

Prime Contract Potential Change Order #002: PCO #02 - SouthPark Additional Changes

TO:	County of Duplin P.O. box 950 Permitting Office Kenansville, North Carolina 28349	FROM:	Daniels and Daniels Construction Co., Inc. 178 NC Hwy 111 South Goldsboro, North Carolina 27534
PCO NUMBER/REVISION:	002 / 0	CONTRACT:	25-108 - Duplin Shell Buildings
REQUEST RECEIVED FROM:		CREATED BY:	Hannah Hubbard (Daniels and Daniels Construction Co., I)
STATUS:	Pending - Proceeding	CREATED DATE:	6/30/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: PCO #02 - SouthPark Additional Changes

CHANGE REASON: Other

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #002 - PCO #02 - Erosion Control & Grading

This is changes to the SouthPark Shell Building. This will add silt fence outlet, baffles, simmers, check dams and rock pipe inlet protection. F & S will also excavate and maintain sediment basins.

ATTACHMENTS:

[Estimate 1413.pdf](#)

#	Budget Code	Description	Amount
1	02-101.SUB Site Work & Grading - F & S Grading Company		\$27,472.00
2	60-001.OTH Owner Allowance		\$(27,472.00)
Grand Total:			\$0.00

County of Duplin
P.O. box 950 Permitting Office
Kenansville, North Carolina 28349

Daniels and Daniels Construction Co., Inc.
178 NC Hwy 111 South
Goldsboro, North Carolina 27534

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

F&S Grading Company LLC
111 Duplin Country Club Rd
Kenansville, NC 28349-8918
USA
sjones@fsland.net
fandsgrading.com



Estimate

ADDRESS

Daniels & Daniels Construction
Company

ESTIMATE # 1413

DATE 06/19/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Project	Duplin Shell Buildings Southpark	1	0.00	0.00
	Erosion control	CO#1 - E&S changes - Silt fence outlets x 12 - Baffles x 160lf - skimmer x 2 - Check dams x 3 - Rock Pipe inlet protection	1	19,002.00	19,002.00
	Grading and Excavation	Excavate & Maintain sediment basins - 2 sediment basins - Additional swales (1490 SY)	1	8,470.00	8,470.00
TOTAL					\$27,472.00

Accepted By

Accepted Date



2025 Fee Schedule

S&ME, Inc.

Wilmington, North Carolina

S&ME Proposal No. 25060087

Field Services (Port to Port) & Administrative Services

A Technician 1, regular time, per hour.....	\$ 65.00
B Technician 2, regular time, per hour.....	\$ 75.00
C Technician 3, regular time, per hour.....	\$ 85.00
D Technician 4, regular time, per hour.....	\$ 100.00
E Technician 5, regular time, per hour.....	\$ 130.00
F Floor Flatness/Levelness Operator, per hour.....	\$ 130.00
G NDE Technician 3, per hour.....	\$ 130.00
H Professional 1, per hour.....	\$ 130.00
I Professional 2, per hour.....	\$ 150.00
J Professional 3, per hour.....	\$ 175.00
K Professional 4, per hour.....	\$ 225.00
L Professional 5, per hour.....	\$ 250.00
M Professional 6, per hour.....	\$ 275.00
N Professional 7, per hour.....	\$ 300.00
O Mileage, per mile.....	\$ 1.00

Notes:

1. Multiply personnel rates by 1.5 for time in excess of 8 hours a day, on night and weekends, and by 2.0 for holiday field work.

Laboratory Services (including field collection of samples)

A Aggregate - Laboratory Compaction Characteristics (Proctor), modified effort, each.....	\$ 300.00
Aggregate - Laboratory Compaction Characteristics (Proctor), standard effort, each.....	\$ 200.00
B Aggregate Base Course - Particle Size (Sieve) Analysis, each.....	\$ 250.00
C Asphalt - Specific Gravity/Density of Cores, each.....	\$ 75.00
D Concrete - Compressive Strength Testing of Cores Samples, each.....	\$ 75.00
E Concrete - Flexural Strength Testing of Beams, per beam.....	\$ 100.00
F Concrete - Test Cylinders, per set of cylinders cast (up to 6 cylinders).....	\$ 175.00
G Concrete - Compressive Strength testing of contractor made cylinders, each.....	\$ 75.00
H Masonry- Grout Prisms, per set of prisms cast (4 prisms).....	\$ 150.00
I Soil - Laboratory Compaction Characteristics (Proctor), modified effort, each.....	\$ 250.00
J Soil - Laboratory Compaction Characteristics (Proctor), standard effort, each.....	\$ 200.00
K Soil - Liquid Limit, Plastic Limit and Plasticity Index, each.....	\$ 120.00
L Soil - Particle Size Analysis (Wash 200 only), each.....	\$ 120.00
M Soil - Water (Moisture) Content, each.....	\$ 15.00
N Cubes	\$ 110.00
O Masonry Units - Compressive Strength Testing of Masonry Units, each	\$ 100.00
P Mortar - Compressive Strength Testing, per set of samples	\$ 110.00
Q Mortar - Mortar/Aggregate Ratio Test, Per set of samples	\$ 120.00
R Soil - Organic Content, each	\$ 50.00
S Soil - Particle Size Analysis (Hydrometer), each.....	\$ 200.00
T Soil - Particle Size Analysis (without Hydrometer), each.....	\$ 100.00
U Sprayed Fire-Resistive Material - Density, each	\$ 50.00

Office and Laboratory Personnel Services

A Project Administrator 3, per hour.....	\$ 115.00
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Equipment and Supplies

A Coring Equipment, per day.....	\$ 250.00
B Nuclear Density Gauge, per day.....	\$ 50.00
C DCP Equipment, per day.....	\$ 50.00
D Sand Cone Equipment, per day.....	\$ 50.00
E Concrete Curing Box (non-temp controlled) , per day.....	\$ 75.00
F Concrete Equipment (slump, air pot, etc.) , per day.....	\$ 50.00



Fee Estimate
Construction Materials Testing
Southpark Shell Building
Wallace, North Carolina
S&ME Proposal No. 25060087

General Information and Assumptions

- Based on general review of the provided plans and prepared without a detailed general contractor schedule.
- 80 miles roundtrip

1. Project Management and Administration

	Qty	UOM	Rate	Cost
A Professional 5 - Daily Report and Data Review	10	hours	\$250.00	\$2,500.00
B Project Administrator 3	20	hours	\$115.00	\$2,300.00
Subtotal:				\$4,800.00

2. Soils

- Assume 2.5 weeks at 8 hours per trip for fill placement and utility backfill

	Qty	UOM	Rate	Cost
A Technician 2	100	hours	\$75.00	\$7,500.00
B Nuclear Gauge	12	days	\$50.00	\$600.00
C Standard Proctor	2	test	\$200.00	\$400.00
D Grain Size Analysis	2	tests	\$120.00	\$240.00
E Miles	960	miles	\$1.00	\$960.00
Subtotal:				\$9,700.00

3. Foundations

- 4 trips to evaluate footings, 6 hours per trip

	Qty	UOM	Rate	Cost
A Technician 2	24	hours	\$75.00	\$1,800.00
B DCP Equipment	4	days	\$50.00	\$200.00
C Miles	320	miles	\$1.00	\$320.00
Subtotal:				\$2,320.00

4. Reinforced Concrete

- Assume 5 trips for reinforcing of footings, 3 hours per trip
- Assume 2 trips for ramp area, 3 hours per trip
- Assume 3 trips for reinforcing of piers, 3 hours per trip
- Assume 2 trips for reinforcing of slabs, 3 hours per trip
- Assume 5 trips for concrete footings, 6 hours per trip
- Assume 2 trips for concrete of ramp area, 4 hours per trip
- Assume 3 trips for reinforcing of piers, 4 hours per trip
- Assume 2 trips for concrete of slabs, 6 hours per trip
- Assume 12 trips for cylinder pickups, 2 hours per trip

	Qty	UOM	Rate	Cost
A Technician 4 - rebar and anchor bolts	36	hours	\$100.00	\$3,600.00
B Technician 1 - sample pick ups	86	hours	\$60.00	\$5,160.00
C Concrete Cylinders	14	sets	\$175.00	\$2,450.00
D Concrete Testing Equipment	12	days	\$50.00	\$600.00
E Miles	2880	miles	\$1.00	\$2,880.00
Subtotal:				\$14,690.00



Fee Estimate
Construction Materials Testing
Southpark Shell Building
Wallace, North Carolina
S&ME Proposal No. 25060087

15 Steel Draining	QTY	UOM	Rate	Cost
- Assume 3 trips for bolted connections, 8 hours per trip				
A NDE Technician 3	24	hours	\$130.00	\$3,120.00
B Miles	240	miles	\$1.00	\$240.00
Subtotal:				\$3,360.00

Fee Estimate Total: \$34,870.00
Recommended CMT Budget: \$35,000.00