

**DUPLIN COUNTY
ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING**

**OPEN SESSION AGENDA
Airport Conference Room**

**Friday, August 1, 2025
7:00 am**

- ♦ **CALL TO ORDER & WELCOME**
- ♦ **CONSENT AGENDA**
 - **Approve Previous Minutes**
- ♦ **AIRPARK IMPROVEMENT PROJECTS UPDATE**
 - **ACTION ITEM:**
 - *Approve Chatham Civil Construction Change Order # 15 in the amount of \$7,598.63 for additional tail ditch and completion date extension (Exhibit A)*
- ♦ **AIRPARK SHORT-STAY ACCOMODATIONS**
- ♦ **ECONOMIC DEVELOPMENT READY SHELL BUILDINGS CONSTRUCTION COMMITTEE REPORT**
 - **Justin Wright, Daniels & Daniels Construction**
- ♦ **NAMED PROJECTS UPDATE**
 - **Project ACC**
 - **Project Heel**
 - **Project Panda**
- ♦ **DIRECTOR'S NOTES AND ANNOUNCEMENTS**
- ♦ **BOARD MEMBER COMMENTS**
 - **NCSE Project Activities Update**
- ♦ **OTHER NOTES/ANNOUNCEMENTS**
- ♦ **ADJOURN OPEN SESSION AND PROCEED TO CLOSED SESSION**

**DUPLIN COUNTY ECONOMIC DEVELOPMENT COMMISSION
BOARD MEETING
Friday, August 1, 2025
7:00am**

OPEN SESSION MINUTES

Present: Glenn Cavanaugh, Charlie Farrior, Kevin Smith, Roger Davis, Carrie Shields, Dean Lee, Scotty Summerlin and Teresa Chambers

Absent: Dr. Jay Carraway, Al Searles, & Ken Smith

Guests: Joe McKemey, Matthew Ferguson, Jasmine Savage, Mark Grady, Mayor A.J. Connors and Justin Wright

♦ **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 Roger Davis and passed unanimously.

♦ **AIRPARK IMPROVEMENT PROJECTS UPDATE**

- **Roadway Construction, Water & Sewer Improvement Construction**
 - Original completion date was July 7, 2025; extension is expected until August 25th, possibly with additional extension through end of September.
- **ACTION ITEM:**
 - *Approve Chatham Civil Construction Change Order # 15 in the amount of \$7,598.63 for additional tail ditch and completion date extension (Exhibit A)*
 - The pricing is acceptable, but the requested extension days are considered excessive. Despite extended discussions with the contractor, they are unwilling to adjust the timeline.
 - Parrish & Partners' engineer noted that the contractor doesn't provide timely updates or address issues quickly.
 - Charlie Farrior, the EDC Board Chairperson, expressed frustration, feeling that the contractor is holding the County "hostage" by not being more cooperative.
 - A motion was made by Dean Lee to approve Change Order #15 as specified, which was seconded by Glenn Cavanaugh and passed.
 - Carrie Shields requested that future contracts explicitly state that the County has the right to negotiate the selection of contractors and subcontractors. She clarified that if an engineering firm presents multiple options, the County should have the option to review and select the preferred choice.

♦ **AIRPARK SHORT-STAY ACCOMODATIONS**

- Site plans needed; request made to contact Johnny Williams Surveying and Blanchard Surveying for estimates on survey costs

**DUPLIN COUNTY EDC
DUPLIN AIRPARK ROAD AND UTILITY IMPROVEMENT
SUPPLEMENTAL AGREEMENT NUMBER #15
AUGUST 1, 2025**

CONTRACTOR: Chatham Civil Contracting LLC
811 Archie Johnson Road
Siler City, NC, 27344

In accordance with Section 40 of the General Provisions, this change order is presented to provide the following changes to the Contract. By signing this agreement, you shall be deemed to have accepted all changes contained herein.

NATURE OF CHANGE

The Contract shall be changed as follows:

Contract Changes

	<u>Contract Amount (\$)</u>	<u>Contract Time (CD)</u>
Original Bid	\$ 5,194,276.00	340
Supplemental Agreement Number One	\$ 37,356.84	0
Supplemental Agreement Number Two	\$ 17,199.11	0
Supplemental Agreement Number Three	\$ 3,997.15	0
Supplemental Agreement Number Four	\$ 4,075.20	1
Supplemental Agreement Number Five	\$ 7,722.70	2
Supplemental Agreement Number Six	\$ 5,000.00	1
Supplemental Agreement Number Seven	\$ 3,119.04	1
Supplemental Agreement Number Eight	\$ 7,772.38	3
Supplemental Agreement Number Nine	\$ 5,679.84	3
Supplemental Agreement Number Ten	\$ 186,087.75	25
Supplemental Agreement Number Eleven	\$ 1,869.09	2
Supplemental Agreement Number Twelve	\$ 1,869.09	28
Supplemental Agreement Number Thirteen	\$ 3,772.87	5
Supplemental Agreement Number Fourteen	\$ 3,510.06	5
Supplemental Agreement Number Fifteen	\$ 7,598.63	16
Revised Contract Total	\$ 5,490,905.75	432

The attached pages addressing the changes in work are to be attached in the contract documents.

Contractor:

By: 
Chatham Civil Contracting LLC

Date: 8/1/2025

Title: VP

Owner:

By:

Duplin County

Title:

Chairman

Date:

9/2/2025

Reviewed by Engineer:

By:

Parrish and Partners of NC, PLLC

Title:

Project Manager

Date:

8/1/2025

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Additions:

Chelsey Ranier

Item	Description of Change
SA-15 Airport Road Ditch extension	Extend ditch parallel to Airport Road based on NCDOT requirements and unforeseen existing conditions.

DUPLIN COUNTY EDC
SUPPLEMENTAL AGREEMENT NUMBER 15

DUPLIN AIRPARK ROAD AND UTILITY IMPROVEMENTS

ITEM NO.	SPEC NO.	DESCRIPTION	ESTIMATE OF QUANTITIES			
			QUANTITY	UNIT	UNIT PRICE	EXTENDED TOTAL
SA-15		Airport Road Ditch Extension	1	LS	\$ 7,598.63	\$ 7,598.63

Original Bid Amount \$ 5,194,276.00
Net Change by Previous SA/CO \$ 289,031.12
Contract Sum by Previous SA/CO \$ 5,483,307.12
Amount of this SA/CO \$ 7,598.63
New Contract Total Amount \$ 5,490,905.75

Deletions:

Item	Description of Change
NONE	