

**Town of Montreat
Board of Commissioners Meeting Agenda – Public Forum
January 10, 2019 – 6:30 p.m.
Walkup Building**

I. Call to Order

- Welcome
- Moment of Silence

II. Agenda Adoption

III. Public Comments

IV. Adjournment

**Town of Montreat
Board of Commissioners
Town Council Meeting
January 10, 2019 – 7:00 p.m.
Walkup Building**

I. Call to Order

- Pledge of Allegiance
- Moment of Silence

II. Agenda Adoption

III. Mayor's Communications

IV. Consent Agenda

A. Meeting Minutes Adoption

- December 13, 2018, Public Forum Meeting Minutes
- December 13, 2018, Regular Meeting Minutes

All items on the Consent Agenda are considered routine, to be enacted by one motion with the adoption of the agenda and without discussion. If a member of the governing body requests discussion of an item, it will be removed from the Consent Agenda and considered separately.

V. Town Administrator's Communications

- Consent Agenda Review
- Storm Damage Repair Update
- Other Items

VI. Administrative Reports

- Administration
- Planning and Zoning
- Police
- Public Works and Water
- Sanitation
- Streets

VII. Public Comment

VIII. Old Business

IX. New Business

A. Re-Appointment of Matt Ashley to the Metropolitan Sewerage District Board.

- **Suggested Motion:** Move to appoint Matt Ashley to the Metropolitan Sewerage District Board for a term of two additional years to expire on January 31, 2022.

B. Town Hall Schematic Phase Approval

- **Suggested Motion:** Move to approve conceptual schematic designs as presented including options _____.

C. Public Works Department Vehicle Purchase

- **Suggested Motion:** To approve the purchase of a 2019 Ford F350 truck from Ken Wilson Ford in the amount of \$48,609 and to authorize the Mayor and Town Administrator to execute the necessary contract documents.

I. Public Comment

II. Commissioner Communications

III. Meeting Dates

Planning and Zoning Commission:

Thursday, January 17, 2019
Walkup Building, 7:00 p.m.

Martin Luther King Jr. Holiday: Town
Offices Closed:

Monday, January 21, 2019

Sanitation Services Resume:

Tuesday, January 22, 2019

Tree Board:

Tuesday, January 22, 2019
9:30 a.m. Town Services
Building

Board of Adjustment:

Thursday, January 24, 2018
Walkup Building, 7:00 p.m.

**Montreat Board of Commissioners
Town Council Meeting
January 10, 2019**

Montreat Landcare:

Wednesday, February 6, 2018,
9:00 a.m. Allen Building,
Swannanoa Room

February Town Council Meeting:

Thursday, February 14, 2019
Walkup Building, 7:00 p.m.
Public Forum begins at 6:30
p.m.

V. Adjournment

**Town of Montreat
Board of Commissioners
Town Council Meeting – Public Forum
November 13, 2018
Walkup Building**

Board members present: Mayor Tim Helms
Mayor Pro Tem Kent Otto
Commissioner Kitty Fouche
Commissioner Alice Lentz
Commissioner Tom Widmer

Board members absent: Commissioner Bill Gilliland

Town staff present: Alex Carmichael, Town Administrator
Angie Murphy, Town Clerk

Approximately 11 members of the public were also present. Mayor Helms called the Public Forum to order at 6:31 p.m., and held a moment of silence.

Agenda Approval

Commissioner Fouche moved to adopt the agenda as presented. Commissioner Widmer seconded and the motion carried 4/0.

Public Forum

Mrs. Clare Frist of 98 Frist Road reported a car was blocking the roadway on Mississippi Road and with the piles of snow there was no way for them to get by. Mr. Carmichael advised Mrs. Frist that we would contact the officer to duty to respond to this issue immediately.

Mrs. Mary Standaert of 118 Shenandoah Terrace thanked Commissioner Widmer for recording the forum for those that cannot get here due to the weather. Mrs. Standaert looks forward to it being a regular feature. Commissioner Widmer advised that going forward the Town will be trying a couple different technologies and platforms of making the meetings available to everyone.

Mr. Tom Frist of 98 Frist Road wanted to remind the Town Staff that the Cozad's home on Frist Road is included in the public portion of roads that should be paved and plowed. Due to the recent snowstorm the Cozad's were relatively homebound because the road was not plowed up to their driveway. Mr. Frist also asked what the plans were for paving on Frist Road now. Mr. Carmichael advised that the snowstorm delayed the paving and the backup plan is next week - weather permitting. Mr. Frist stated that the Cozad's question if the road will be wider in front of their house. Mr. Carmichael replied that the roadway would meet the minimum standards as set forth by street rules and regulations.

Mayor Pro Tem Otto stated that he spoke with Public Work Crews on Sunday and because of the

consistency of the snow there were multiple roads they were struggling to get plowed. Mr. Carmichael stated that crews were working 24 hours shifts beginning at 7 p.m. on Saturday with around the clock shifts going until 5:00 p.m. Tuesday at which point they returned to their standard 10 hour shifts. Mr. Carmichael reported that employees were stuck at home and other employees had to go them. This snow was very wet and heavy and it took a toll on our equipment. The average truck was running 58 miles a shift and 8 sets of chains were broken.

Mrs. Mary Standaert stated that she was under the impression that housing was provided for the Crews and asked if that would be addressed this evening. Mr. Carmichael reported that several members of the community had volunteered their homes as well as the MRA who had offered up the Glen Rock Inn as a place for Crews to rest.

Ms. Debbie Ferguson, Director of Development at Montreat College, announced that graduation would occur this Saturday at 2:00 p.m. with approximately 99 students graduating.

Adjournment

Commissioner Lentz moved to adjourn the Public Forum. Mayor Pro Tem Otto seconded and the meeting was adjourned 4/0 at 6:43 p.m.

Tim Helms, Mayor

Angie Murphy, Town Clerk

**Town of Montreat
Board of Commissioners
Town Council Meeting
December 13, 2018
Walkup Building**

Board members present: Mayor Tim Helms
Mayor Pro Tem Kent Otto
Commissioner Kitty Fouche
Commissioner Alice Lentz
Commissioner Tom Widmer

Board members absent: Commissioner Bill Gilliland

Town staff present: Alex Carmichael, Town Administrator
Angie Murphy, Town Clerk
Dave Arrant, Chief of Police
Kaila Gant, Patrol Officer
Jarod McIntosh, Senior Water Operator
Darlene Carrasquillo, Finance Officer
Adrienne Isenhower, Zoning Administrator

Approximately 23 members of the public were also present. Mayor Helms called the meeting to order at 7:01 p.m., led the group in reciting the Pledge of Allegiance, and held a moment of silence.

Agenda Approval

Commissioner Fouche moved to adopt the agenda as presented. Commissioner Widmer seconded and the motion carried 4/0.

Mayor's Communications

Mayor Helms thanked the Town Staff for all their hard work during the recent snowstorm.

Consent Agenda Review

The proposed Consent Agenda will include the following items:

- October 11, 2018, Regular Meeting Minutes
- October 29, 2018, Special Meeting Minutes
- November 8, 2018, Public Forum Meeting Minutes
- November 8, 2018, Regular Meeting Minutes
- Zoning Map Approval
- 2019 Board of Commissioners Meeting Calendar
- Resolution 18-12-002 Honoring Mike Morse read by Mayor Tim Helms

Town Administrator's Communications

- Mr. Carmichael stated that in May 2018 when Tropical Storm Alberto came through Montreat there was a considerable amount of damage. The initial assessment was approximately \$280,000 worth of damage but after further assessment that number rose to \$800,000+. The State of North Carolina, Buncombe County and the Town of Montreat each declared a state of emergency which was later denied. The State of North Carolina appealed that decision by FEMA. FEMA has issued its final decision to not declare a state of emergency for that storm. Last week Mr. Carmichael made a quick trip down to Raleigh to speak with the NC Office of Emergency Management. The FEMA funds had they been available would have covered 75% of eligible costs. The State of NC Office of Emergency Management would have covered 25% of eligible costs. Without the FEMA fund the State of NC Office of Emergency Management will cover 70% of eligible costs. Another assessment is schedule for next Thursday. The Town of Montreat contracted with McGill to assess the damages, which is where the cost estimate of \$804,000 originated from, and along with the documentation that was taken during the storm. All this information was provided and we are very optimistic about the full 70% being refunded to the Town. Mr. Carmichael also stated that a bid was put out for the repair of the Greybeard Wall as well as the Texas Road Bridge Design Project. We received no offers so we are going to reissue the bid to a broader audience.

Administrative Reports

Administration: Reports were in written form as requested by Council.

Planning and Zoning: Reports were in written form as requested by Council.

Police: Reports were in written form as requested by Council.

Public Works and Water: Reports were in written form as requested by Council.

Sanitation: Reports were in written form as requested by Council

Streets: Reports were in written form as requested by Council. Jarod McIntosh provided a brief update on the recent snowstorm. Two trucks ran during the night and three trucks ran during the day. 14 tons of sand and 1,500 pounds of ice melt were distributed on Montreat streets. Mr. McIntosh stated that each truck ran approximately 58-60 miles per shift and crews worked 12 hours shifts for 2 ½ days.

Public Comments

Mayor Helms reiterated that this Public Comment period was intended for remarks pertaining to items listed on the meeting agenda, including staff reports and communications.

Mrs. Mary Standaert of 118 Shenandoah Terrace stated that the item on the Agenda to change the election cycle from odd years to even years is a big decision to make for the Commission as well as the Community. Mrs. Standaert hoped Mr. Carmichael to share the pros and cons prior to taking the vote. Mrs. Standaert asked the Commission to share why they are voting for the change or against the change.

Old Business

A. Rules of Procedure Change: Public Comment Period: Mr. Carmichael stated there was a new memo included in the agenda packet which includes a red line version of what the new rules will look like. This change requires an affirmative vote of 2/3rds of the membership of the Commission which means 4 people must vote for the motion to pass. Commissioner Lentz move to approve amendments to Rules 6 and 7 of the Rules of Procedure as presented to allow discussion for any topic during Public Comment Period. Commissioner Widmer seconded the motion. Commissioner Lentz thanked Mr. Carmichael for his articulation in the new memorandum. Commissioner Lentz also stated that she appreciates the opportunity to listen to what the community has to say, she appreciates the conversations the Board has had revolving around this topic and she appreciates the Mayor's ability to lead. Commissioner Fouche expressed her thanks to Mayor Helms for doing away with the 3 minute timer that was intimidating for some people. She also expressed her concern that once something is voted upon and someone wants to discuss it again it could be problematic. Commissioner Fouche stated that the two separate public comment periods are confusing even for her and she is open to giving the new way presented a try. Commissioner Widmer reiterated his position from last month. The Commission wants transparency and open communication and this transition makes sense of the character and values that are being strived for by the Board. Mayor Pro Tem Otto stated that last month he voted against this motion but he is open to giving it a try and he trusts the Mayor and neighbors to keep the meetings on task. The motion carried 4/0.

New Business

- A. Swearing in of Officer Kaila B. Gant: Mayor Helms swore in Officer Kaila B. Gant as a Patrol Officer with the Town of Montreat Police Department. Officer Gant's father and sister were on hand to witness and participate in the swearing in ceremony.
- B. Appointment of Dan Dean to Planning and Zoning Commission: Commissioner Fouche moved to appoint Dan Dean to the Planning and Zoning Commission for a term of three years to expire on January 31, 2022. Commissioner Widmer seconded and the motion carried 4/0.
- C. Appointment of Brad Hestir to Montreat Tree Board: Commissioner Widmer moved to appoint Brad Hestir to the Montreat Tree Board for a term of three years to expire on January 31, 2022. Commissioner Fouche seconded and the motion carried 4/0.

- D. Appointment of Ann Vinson to Montreat Tree Board: Commissioner Lentz moved to appoint Ann Vinson to the Montreat Tree Board for a term of three years to expire on January 31, 2022. Mayor Pro Tem Otto seconded and the motion carried 4/0.
- E. Appointment of Maggie Ray to Montreat Tree Board: Commissioner Fouche moved to appoint Maggie Ray to the Montreat Tree Board for a term of three years to expire on January 31, 2022. Commissioner Widmer seconded and the motion carried 4/0.
- F. Re-Appointment of Matt Ashley to the Metropolitan Sewerage District Board: Mayor Pro Tem Otto moved to appoint Matt Ashley to the Metropolitan Sewerage District Board for a term of one year to expire on January 31, 2020. Commissioner Lentz seconded and the motion carried 4/0.
- G. Zoning Ordinance Review: Mayor Pro Tem Otto moved to direct the Planning and Zoning Commission to review the provisions of the Zoning Ordinance through a multiple meeting process, beginning in January 2019 and to provide recommendations from their review to the Board of Commissioners at the August 2019 regular meeting. Commissioner Widmer seconded the motion and the motion carried 4/0.
- H. Changes to Municipal Election Cycle: Commissioner Lentz moved to approve Resolution #18-12-001 Resolution of the Board of Commissioners in Support of Even Year Elections adding the red line version which will extend elections by one year. Mayor Pro Tem Otto seconded the motion. Mr. Carmichael pointed out there were two versions of the Resolution in this week's packet. The second version is very specific about extending terms of office whereas the first resolution would leave it up to the General Assembly to decide. The practice of the General Assembly has been to elongate the terms to the next election cycle. This is what they did with the City of Asheville. Mr. Carmichael stated that the Town of Montreat will see cost savings with either odd or even election cycles. The higher cost saving of an undetermined amount will come from switching to even year election cycles. Commissioner Fouche does not see a compelling reason to be by ourselves in the odd year election cycles and stated that it is hard enough to get people out to the polls at uncontested elections. Commissioner Widmer stated that citizenry will have to be motivated to come out to vote. Commissioner Widmer feels that saving a couple of thousand dollars saved is good for the Town. Mayor Pro Tem Otto stated that the cost savings to the Community is really important to him. Commissioner Lentz has two different views. She feels that during this time of having an engaged citizenry that it is time to stand up and stick with odd year elections. Commissioner Lentz feels that she was elected to save money and she stands by that but she does not see the cost savings in either switching to even year elections or staying with odd year elections as being that impactful. She feels that the Town should stick to the odd year election cycle. The motion carried 3/1 with Commissioner Lentz voting against the motion.

- I. Contract Approval: Real Property Sale: Commissioner Widmer moved to authorize the Mayor to enter into and execute Contract #18-12-0001 for the sale of Public Property being all of that 0.398 acre parcel shown as Tract 2 on the plat entitled "Survey for Town of Montreat" prepared by High Country Surveyors, Inc., and recorded in Plat Book 186 at Page 161 in the Buncombe County, North Carolina Public Registry. Being Lot 389 and a portion of Lot 388 as shown on the plat recorded in Plat Book 16 at Page 97 and being a portion of the property acquired by the Town of Montreat by deed recorded in Book 5159 at Page 190, Buncombe County Registry in the amount of \$117,500.00. Commissioner Fouche seconded and the motion carried 4/0.

Public Comments

Mr. Tom Frist of 98 Frist Road thanked Mayor Pro Tem Otto for being willing to listen to people. Mr. Frist also assured Commissioner Fouche that the open public comment periods were not a threat to the smooth workings of the group.

Commissioner Communications

Commissioner Widmer encouraged everyone to read the packet for the January 2019 meeting and to join the Commission at the meeting. The preliminary design drawings will be included in this packet and a vote will be taken on the design as well as the costs of this project.

Commissioner Fouche advised that the drawings would be in the packet which will be distributed before the meeting.

Mayor Pro Tem Otto feels that the upcoming Planning and Zoning Review will be healthy for the community and he is interested to see what feedback arises. He would also like the Stormwater Ordinance and Hillside Development Ordinance reviewed as well. Mayor Pro Tem Otto thanked the Public Work Crews for all their hard work. He commended the communication between the different departments. Mayor Pro Tem Otto stated that Montreat had some of the best plowed roads in the Valley on Sunday morning.

Commissioner Lentz seconded Mayor Pro Tem Otto's comments regarding the hard work on the roads during the storm. Commissioner Lentz stated that Town Staff worked hard documenting everything from the very start of Hurricane Alberto. She also stated that it is so nice to see the community responding and participating. Commissioner Lentz advised that 81 people have filled out the online survey regarding the addressing issue.

Upcoming Meeting Dates

Mayor Helms reviewed the following list of upcoming meeting dates and deadlines:

**Montreat Board of Commissioners
Town Council Meeting Minutes
December 13, 2018**

Christmas Holiday: Town Office Closed: Monday, December 24, 2018 and Tuesday,
December 25, 2018

Sanitation Pickup: Wednesday, December 26, 2018

New Year's Holiday: Town Offices Closed Tuesday, January 1, 2019

January Town Council Meeting: Thursday, January 10, 2019
Walkup Building
Public Forum begins at 6:30 p.m.

Martin Luther King Jr. Holiday: Town
Offices Closed: Monday, January 21, 2019

Sanitation Pickup: Tuesday, January 22, 2019

Tree Board: Tuesday, January 22, 2019
9:30 a.m. Town Services Building

Adjournment

There being no further business Mayor Pro Tem Otto moved to adjourn the meeting and Commissioner Lentz seconded and the meeting was adjourned at 7:55 p.m.

Tim Helms, Mayor

Angela Murphy, Town Clerk



TOWN OF MONTREAT

P. O. Box 423
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Tel: (828)669-8002 Fax: (828)669-3810
www.townofmontreat.org

ADMINISTRATIVE REPORTS: Town Administration

Town Administration report for the period of December 1 to December 31, 2018.

Monthly Statistics

Public Meetings	2
Inter-Organizational /Intergovernmental Meetings	4
Agendas Prepared	2
Minutes Transcribed	2
Resolutions Drafted	1
Public Records Requests Processed	1
Water Bills Processed	674
Leak Adjustments	20
New Water Accounts Established	2
Purchase Orders	68
Professional Development Hours	0
Sunshine List Messages	11
Website Posts	11
Social Media Posts	2
Code Red Alerts	1
Workers Compensation Claims	0

Upcoming Events and Schedule Changes

- Town Offices January 21st - Closed in observation of Martin Luther King Jr's Birthday

Comments

- N/A

Staff Communications

-

Town of Montreat
December 2018 Zoning & Building Inspections Report

Zoning/Building Permit Applications:

<u>Last Name</u>	<u>First Name</u>	<u>Montreat Address</u>	<u>Zoning Compliance Date</u>	<u>Permit #</u>	<u>Permit Date</u>	<u>Description</u>
Flanagan	William	205 Lousiana Road	N/A	5441	12/1/2018	Replace piping
Schell	Daniel and Julie	161 Virginia Road	N/A	5442	12/3/2018	Repair exterior
Wall	James	129 John Knox Road	12/3/2018	5443	12/4/2018	Carport Repair
Denny	Tim and Allison	407 West Virginia Terrace	N/A	5444	12/5/2018	Install Heat Pump
Davis	Neil and Dianne	131 Kanawha Drive	N/A	5445	12/6/2018	Install Heat Pump
Schell	Daniel and Julie	161 Virginia Road	N/A	5446	12/7/2018	Install Heat Pump
Montreat Conference Center		401 Assembly Drive	N/A	5448	12/19/2018	Install Heat Pump
Georgia Lodge		321 Assembly Drive	N/A	5449	12/19/2018	Kitchen Remodel
Taylor	Katherine	386 Oklahoma Road	N/A	5450	12/19/2018	Install Heat Pump
Lentz	Alice	115 Eastminster Terrace	N/A	5451	12/19/2018	Residential Repairs

ZONING ACTIVITY

<u>Zoning Permit Applications:</u>	2
<u>Variance/Interpretation Requests:</u>	0
<u>Conditional Use Requests:</u>	0
<u>Permit Extensions Requested:</u>	None
<u>Sign Permit Applications:</u>	None
<u>Violations Reported:</u>	0

BUILDING INSPECTIONS

<u>Building Permit Applications:</u>	10
<u>Building Inspections Requested:</u>	14
<u>Re-inspections Requested/Required:</u>	3
<u>Fire Inspections Requested/Required:</u>	None
<u>Fire Permit Applications:</u>	None

Totals

<u>Totals</u>			
<u>Approved Zoning Permits:</u>	2	<u>Building Permits Issued:</u>	10
<u>Denied Zoning Permits:</u>	0	<u>Pending Building Permits:</u>	3
<u>Pending Zoning Permits:</u>	3	<u>Building Inspections Performed:</u>	17
<u>Variance/Interpretation Granted:</u>	0	<u>*Stop Work Order Issued:</u>	None
<u>Conditional Use Permits Granted:</u>	0	<u>**Defective Building Posted:</u>	None
<u>Permit Extensions Granted:</u>	None	<u>Denied Building Permits</u>	None
<u>Sign Permits Issued:</u>	0	<u>Fire Inspections Performed:</u>	None
<u>Notice of Violation (NOV):</u>	None	<u>Fire Re-Inspections Performed:</u>	None
		<u>Fire Permits Issued:</u>	None



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ADMINISTRATIVE REPORTS: POLICE

December 30th and 31st will be reflected in the January report.

Monthly Statistics

<u>MONTHLY POLICE STATISTICS REPORT</u>					
December	2018	2017	2016	2015	2014
Mileage	2310	2504	3304	3424	2840
Dispatched Calls	78	48	89	63	64
Officer-Initiated Calls	458	380	266	238	164
Fire/EMS Assistance Calls	6F/2E	2F/1EMS	6F/4E	5F/2E	5F/2E
Motorist/Other Assistance Calls	69	61	46	49	39
Traffic Stops	13	8	32	21/69CP	33/50CP
Parking Issues	7	2	3	5	3
Burglar/Fire Alarm Responses	2B/3F	2B	3B/3F	4B/3F	2B/1F
Residential/Building Checks	240	233	314	277	291
Ordinance violations	1	5	6	8	15
LE Agency Assistance Calls	29	9	12	20	17
Animal Calls	3	3D/1BAT	4	9	0
Larcenies	0	0	0	0	3
B&E Calls	0	0	0	0	0
Suspicious Person/Vehicle Investigations	13V/4P	9V	3P/24V	6P/23V	3P/15V
Disturbance Calls	7	3	6	6	9
Accident Responses	1	3	0	1	1
Auxiliary Hours Worked	24R/36T	32R/27T	24R/36T	32R/24T	40R/48T
Truck turns at gate	2	4	3	0	1

Comments

- Town service: 392
- MRA service: 152
- College service: 12
- Fuel costs: \$731.38

- 12/1 a single car collision with the Gate occurred around 6:45pm. All three occupants were transported to the hospital with non-life threatening injuries.
- 12/8-12/9 delivered a pretty significant snowfall. No major incidents occurred during event.
- Note: MPD would like to wish the Town of Montreat a Happy New Year and to thank all residents and Board for the cards, food, and well wishes that were received. We are pleased to note that 2018 showed an increase in notifications to the PD by the community of any suspicious activities. Your extra eyes and ears are appreciated!



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ADMINISTRATIVE REPORTS: Water and Public Works

Water and Public Works report for the period beginning on December 1, 2018 and ending December 31, 2018.

Monthly Statistics

Gallons of Water Produced	2,624,700
Calls for Service	10
Water Leaks Repaired	0
New Water Lines Installed/Service	1
Meters Read	674
Meter Replacements	0
Fuel Costs	\$390.36

Comments

- Crews will be flushing hydrants in January.

Staff Communications

- Please leave the heat on and the windows shut if you leave your home for a period of time to avoid water leaks.



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ADMINISTRATIVE REPORTS: SANITATION

Sanitation report for the period beginning 12/03/18 and ending 12/31/18.

Monthly Statistics

Curbside Trash Collected (tons)	13.51
Curbside Recycling Collected (tons)	2.97
Diversion Rate	0.1802
Pay-As-You-Throw Trash Collected (bags)	40
Pay-As-You-Throw Recycling Collected (bags)	28
Unique Curbside Stops	1735
Bagged Leaf Pickup (bags)	323
Brush Pickup (cubic yards)	49.78
Hauling Fees (dollars)	\$1,168.51
Tipping Fees (dollars)	\$1,023.25
Dumpster Rental Fees(dollars)	\$203.62
Contracted Employee Staff Hours	65
Fuel (dollars)	\$313.19

Events and Schedule Changes

- Sanitation pickup is rescheduled for the Martin Luther King Holiday to Tuesday, 1/22/19 at 8:00 AM.

Comments

- N/A

Staff Communications

- Please remember to tie your trash bags before setting them out for curbside pickup.



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ADMINISTRATIVE REPORTS: STREETS

Streets report for the period beginning on December 1, 2018 and end December 31, 2018

Monthly Statistics

Roads Maintained	15.12
New Roads Added	0
Sand Applied	14 Tons
Ice Melt Applied	1,500 lbs
Trees Removed	0
Fuel Costs	\$286.25

Comments

- The Asphalt plant is scheduled to reopen on January 2. C&T paving will begin paving Frist Road, Calvin Trail, and Texas Road as soon as the roads dry out.
- On December 8 we had a snow event. We ran 3 trucks in the daytime and two during the night. We had minimum equipment breakdown, except for snow chains.

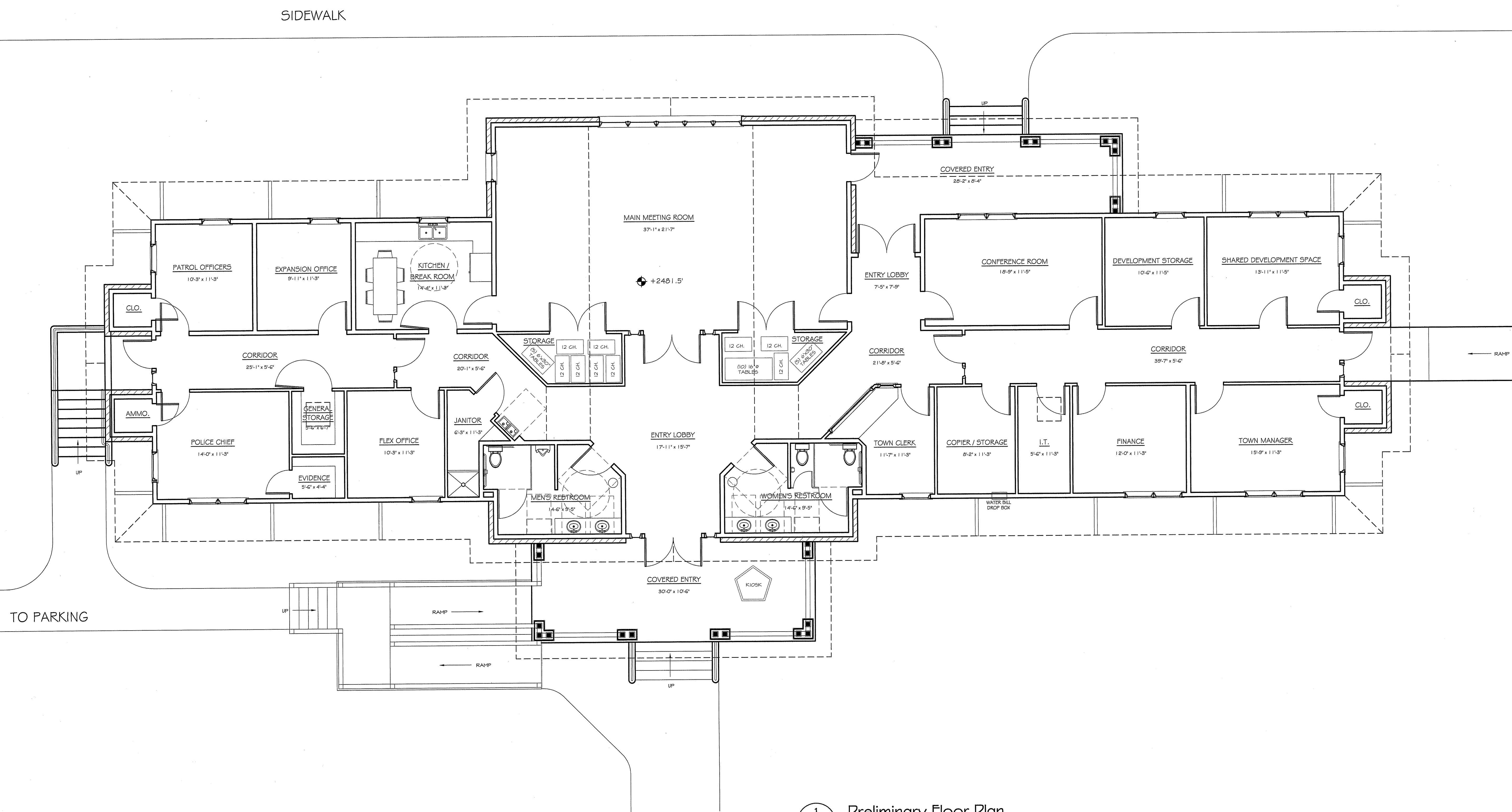
Staff Communications

- Please keep a watchful eye out for contractors and our crew while the road repairs are being made.
- We put out a bid to replace the 2004 Plow Truck that caught on fire during last year's snow event, which was already scheduled in the approved C.I.P. We have received two of the three bids that were sent out.
 - Asheville Ford – \$41,750
 - Ken Wilson Ford -\$48,960
 - Capital Ford -No Response

We recommend the bid from Ken Wilson Ford because they quoted the exact items on our spec. sheet. These items are the same as our other fleet trucks and we know they will last.



PRELIMINARY- NOT FOR CONSTRUCTION



Floor Area 3998 net sq.ft.

1 Preliminary Floor Plan
A-2 3/16" = 1'-0"

HURT
ARCHITECTURE
& PLANNING P.A.

I O I
M I D L A N D
A V E N U E
B L A C K
M O U N T A I N
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P M 9 N E
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PRELIMINARY- NOT FOR CONSTRUCTION

MONTREAT TOWN HALL
1210 MONTREAT ROAD
MONTREAT, NORTH CAROLINA

DRAWING NAME:
Main Level Floor Plan

DATE: December 19, 2018

A-2

SCALE: 3/16" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION



I O I
MIDLAND
AVENUE

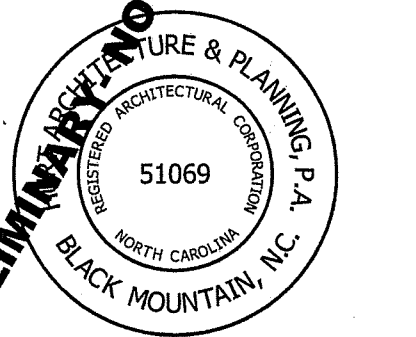
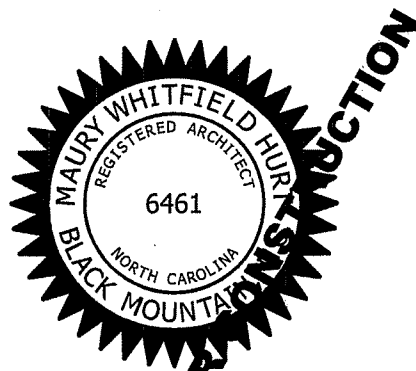
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PRELIMINARY - NOT FOR CONSTRUCTION

MONTREAT TOWN HALL

1210 MONTREAT ROAD

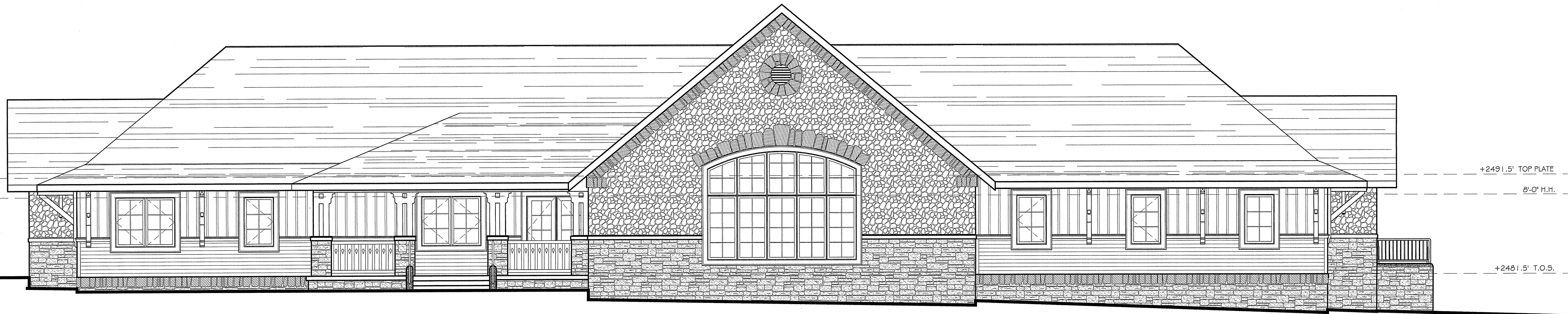
MONTREAT, NORTH CAROLINA

DRAWING NAME:
East & West Elevations

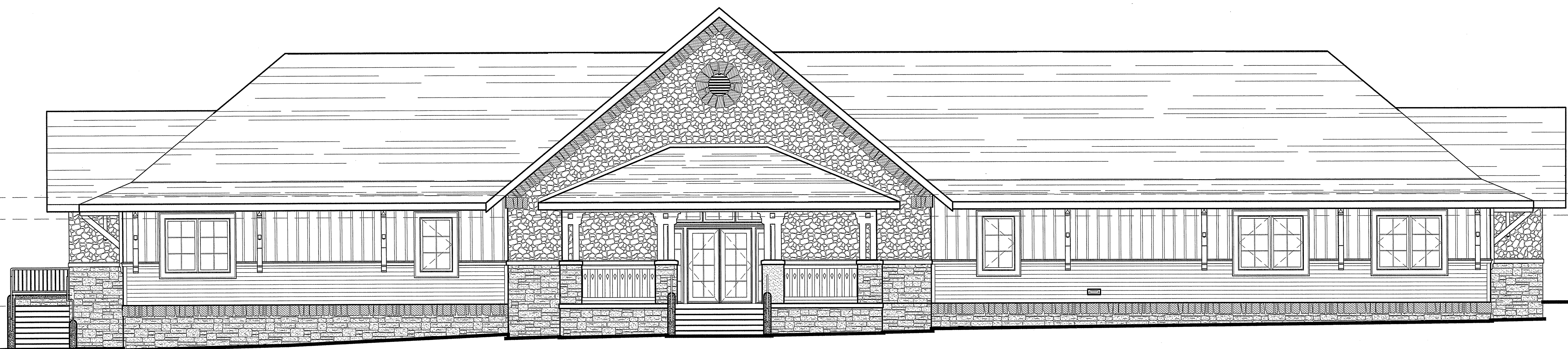
DATE: December 19, 2018

A-4

SCALE: 3/16" = 1'-0"



1 West (Montreat Road) Elevation
A-4 3/16" = 1'-0"



2 East (Creekside) Elevation
A-4 3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION

+2491.5' TOP PLATE

8'-0" H.H.

+2481.5' T.O.S.



1 South (Parking Lot) Elevation
A-5 3/16" = 1'-0"

+2491.5' TOP PLATE

8'-0" H.H.

+2481.5' T.O.S.



2 North (Gate Side) Elevation
A-5 3/16" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION



1 0 1
M I D L A N D
A V E N U E
B L A C K
M O U N T A I N
N C 2 8 7 1 1
P H O N E
8 2 8 . 6 6 9 . 1 7 5 0
F A X
8 2 8 . 6 6 9 . 1 7 6 2

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PRELIMINARY- NOT FOR CONSTRUCTION

MONTREAT TOWN HALL
1210 MONTREAT ROAD
MONTREAT, NORTH CAROLINA

DRAWING NAME:
North & South Elevations

DATE: December 19, 2018

A-5

SCALE: 3/16" = 1'-0"





Mr. Maury Hurt
Hurt Architecture and Planning
101 Midland Ave.
Black Mountain, NC 28711

December 14, 2018

Subject: Structural Engineering Report – Footing approach Narrative
Proposed Montreat Town Hall – Montreat, NC
MAE Project Number: 586218

Dear Mr. Hurt:

As requested, Medlock & Associates Engineering, PA (MAE) has reviewed and assessed the Report of Subsurface Exploration and Preliminary Evaluation (dated October 23, 2017) prepared by ECS for the proposed Montreat Town Hall. The proposed site is located at 1210 Montreat Road.

Based on our review of the geotechnical assessment report, our understanding of the proposed structure, and prior experience with similar projects, we have developed the following comments regarding the preparation and construction of footings for the Town Hall structure.

1. The proposed footings will be designed for an assumed allowable soil bearing pressure of 1,500 pounds per square foot (PSF) based on the report recommendations. This is the conservative proposed value – the report mentioned 1,500 PSF – 2,500 PSF allowable soil bearing pressure. Based on the design approach for a single-story slab-on-grade structure, we would anticipate the footings to be in the range of 24" – 30" wide by 12" deep.
2. Based on the report, undocumented fill was encountered across the site with a depth of three feet to five feet. The report recommends that bearing occur in the Alluvial soils located three-feet to five-feet in depth. The bottom of the proposed footings will be set a minimum of 24" below finished grade.
3. For the preparation of footings to achieve the allowable 1,500 PSF, we recommend the following options (a and b below):
 - a. Excavate the bottom of footings to the depth of the alluvial layer (3 ft to 5 ft), place the footing, and build a block stem wall up to the bottom of the finished slab on grade.
 - b. Excavate the bottom of footings to the depth of alluvial soil (3 ft to 5 ft). Provide crushed stone (or other approved material per geotechnical engineer) to an elevation of 24" below finished grade. The #57 washed stone shall be encased in a non-woven filter fabric. The proposed footing may be placed on top of the crushed stone bearing material.
 - c. With either approach, the excavated footing surface shall be compacted in-place with a vibratory compactor.
 - d. For preliminary pricing, an average depth of four-feet of total excavation below finished grade may be utilized.
4. For the proposed slab-on-grade, the report recommends compacting the soil below with a large vibratory compactor.
5. We anticipate the slab-on-grade to consist of a 4" 4,000 PSI concrete mix with WWF 6X6 W 2.1 x 2.1 reinforcement. We would also anticipate a minimum 4" crushed stone base and a minimum 10 mil vapor barrier between the crushed stone base and concrete slab. Depending on field assessment of geotechnical engineer for slab-on-grade bearing conditions, additional stone may be required.
6. Per the request of the report, the geotechnical engineering firm shall be contracted to assess the footing excavations and the preparation of the bearing surface below the proposed slab-on-grade.
7. Note that the subject report has been labeled as preliminary and ECS recommends that a design level geotechnical evaluation for the final approach and structure (see second paragraph on page 2 of the subject report).

All design and construction shall proceed in accordance with requirements of the current edition of the North Carolina Building Code. The scope of this report is limited to matters discussed herein. No opinion is offered, and none should be inferred, regarding other aspects of this site or the site taken as a whole. This report is based on presently known and available facts, data, and information. To the extent that additional or different facts, data, or information is developed or discovered after the issuance of this report, MAE reserves the right to amend, alter, or change the report as needed to reflect consideration of the additional or different facts, data, or information.

We are pleased to be of service. If you have any questions regarding this report or require further assistance, please call.

Sincerely,

Medlock & Associates Engineering, P.A.

(Cert. # C-3133)


Edward K Medlock, PE
President, Senior Engineer

12-14-18

HVAC Narrative

The HVAC systems shall consist of three split system heat pump systems with a propane gas-fired furnaces located in the attic area. Two systems will be four tons and one system shall be 5 ton. The heat pumps shall be ground mounted on pads alongside the East face of the building. Ductwork shall be metal duct externally wrapped routed in the attic area. Supply diffusers and return grilles shall be located in the ceilings of each space. Programmable thermostats shall be provided for each system. Outside air shall be provided to each HVAC system. Ceiling exhaust fans(140 cfm each) shall be located in the ceiling of each restroom and ducted up through the roof and exhaust through a weather-proof housing.

Russ McBrayer, PE

Tilden White & Associates, PLLC, PO Box 130, 9 Legend Dr, Arden, NC 28704
828-255-4327 russ@tildenwhite.com
(828) 215-4706 - mobile

The Preliminary Estimate includes the following in the quote:

- 3 Trane S9V2, 96%, 2 Stage Variable Speed Gas
- Furnaces with 3 Trane XR-16, 16 SEER Heat Pumps
- Supply and return air duct
- system Air distribution
- Fresh air with motorized dampers
- Venting of furnace, drains and refrigerant piping
- 4" media air filter systems and programmable
- thermostats Bath fans for bathrooms
- Exhaust fan for janitor
- Mitsubishi Ductless Unit for I.T. Room
- Dehumidifier for Ammunition Room and Evidence Room
- Gas piping

		Site	Building	Total	
Estimated Costs		\$201,389.50	\$ 817,027.76	\$1,018,417.26	Sub estimates, quantity, etc.
Contractor Overhead and Profit	15.00%	\$ 30,208.43	\$ 122,554.16	\$ 152,762.59	Contractor fees
Contingency/ Budget risk	4.00%	\$ 9,337.26	\$ 37,881.13	\$ 47,218.39	
Builder's Risk	0.27%	\$ 625.31	\$ 2,536.87	\$ 3,162.19	Does include contractor fees for value of policy
Insurance - General Liability	0.60%	\$ 1,208.34	\$ 4,902.17	\$ 6,110.50	Does not need to include contractor fees
				\$ -	
Subtotal	19.87%	\$242,768.84	\$ 984,909.32	\$1,227,678.16	
Bond	3.50%	\$ 8,105.93	\$ 32,885.37	\$ 40,991.29	The bond is acquired for the total amount of the project
Total Estimate	23.37%	\$250,874.77	\$1,017,794.69	\$1,268,669.45	



Montreat Town Hall

Preliminary Site Estimate

description

Preliminary Sitework Estimate (includes stormwater)	Contractor Overhead and Profit	Builder's Risk, General Liability, Bond	Contingency	Preliminary Estimate Subtotal	Bond	Total
\$ 201,389.50	\$ 30,208.43 15%	\$ 1,833.65 0.87%	\$ 9,337.26 4%	\$ 242,768.84	\$ 8,496.91 3.5%	\$ 251,265.75
0100 General Conditions						
0110 Permits	Stormwater, NC DOT	\$ 1,095.00	\$ 164.25	\$ 9.97	\$ 50.77	\$ 1,319.99
0115 Safety Equipment	Temp/Const. fencing	\$ 2,250.00	\$ 337.50	\$ 20.49	\$ 104.32	\$ 2,712.31
0150 Structural Engineering /Geotechnical	Structural Engineer/Landscape Architect/Civil Engineer - Site visits	\$ 10,000.00	\$ 1,500.00	\$ 91.05	\$ 463.64	\$ 12,054.69
0155 Surveying	Survey work	\$ 1,300.00	\$ 195.00	\$ 11.84	\$ 60.27	\$ 1,567.11
0176 Onsite Superintendent Cost		\$ 4,800.00	\$ 720.00	\$ 43.70	\$ 222.55	\$ 5,786.25
0200 Site work						
0210 Lot Clearing	Remove tree, prep site for building	\$ 16,000.00	\$ 2,400.00	\$ 145.68	\$ 741.83	\$ 19,287.51
0220 Drain Line	(3)drain boxes, piping, etc. per site plan	\$ 2,800.00	\$ 420.00	\$ 25.49	\$ 129.82	\$ 3,375.31
0230 Erosion Control	Silt fence, sediment pond, const. entrance	\$ 5,445.00	\$ 816.75	\$ 49.58	\$ 252.45	\$ 6,563.78
0235 Stormwater	Sediment Pond, Civil work, etc.	\$ 11,750.00	\$ 1,762.50	\$ 106.98	\$ 544.78	\$ 14,164.26
0240 Grading	Backfill/rough grade & final grade	\$ 4,250.00	\$ 637.50	\$ 38.70	\$ 197.05	\$ 5,123.24
0260 Backfill	Washed stone for slab, exterior fill	\$ 6,878.00	\$ 1,031.70	\$ 62.62	\$ 318.89	\$ 8,291.22
0275 Machine Time	Skidsteer rental and driver	\$ 2,160.00	\$ 324.00	\$ 19.67	\$ 100.15	\$ 2,603.81
0300 Foundation						
0400 Cleaning/Moving/ Storage						
0500 Framing						
0600 Roof						
0700 Glass						
0800 Masonry						
0900 Plumbing						
1000 HVAC						
1100 Electrical						
1130 Lighting Allowance	Allowance for landscape lighting in parking area	\$ 4,012.50	\$ 601.88	\$ 36.53	\$ 186.04	\$ 4,836.95
1140 Optional Electrical	Conduit to landscape lighting locations	\$ 5,000.00	\$ 750.00	\$ 45.53	\$ 231.82	\$ 6,027.35
2000 Drive/Flatwork						
2010 Driveway Allowance	Asphalt parking, permable pavers at drop off & parallel parking	\$ 47,620.00	\$ 7,143.00	\$ 433.58	\$ 2,207.86	\$ 57,404.44
2020 Driveway Prep	Concrete curb, concrete aprons at streets	\$ 13,250.00	\$ 1,987.50	\$ 120.64	\$ 614.33	\$ 15,972.47
2050 Sidewalk /Flatwork	Concrete sidewalks, paver entrances, paver crossing	\$ 26,370.00	\$ 3,955.50	\$ 240.10	\$ 1,222.62	\$ 31,788.22
2100 Landscaping						
2110 Hardscape	Entry Sign Base, landscape lighting for sign, bike rack, flag pole	\$ 9,984.00	\$ 1,497.60	\$ 90.90	\$ 462.90	\$ 12,035.40
2120 Softscape	Trees, bushes, plants	\$ 16,675.00	\$ 2,501.25	\$ 151.83	\$ 773.12	\$ 20,101.20
2130 Groundcover	Sod and mulch	\$ 8,250.00	\$ 1,237.50	\$ 75.12	\$ 382.50	\$ 9,945.12
2150 Drainage	Rock swales, drain boxes, pipes, etc.	\$ 1,500.00	\$ 225.00	\$ 13.66	\$ 69.55	\$ 1,808.20



Montreat Town Hall

Preliminary Building Estimate

description

Building Cost Estimate	Contractor Overhead and Profit	Builder's Risk & General Liability	Contingency	Subtotal	Bond	Total
\$ 817,027.76	\$ 122,554.16	\$ 7,446.27	\$ 37,881.13	\$ 984,909.32	\$ 34,471.83	\$ 1,019,381.15
	15%	0.87%	4%		3.5%	
					\$ 233.59	Per heated Sq. Foot
					\$ 215.42	Per SF under roof
\$ 730.00	\$ 109.50	\$ 6.65	\$ 33.85	\$ 879.99	\$ 30.80	\$ 910.79
\$ 8,755.00	\$ 1,313.25	\$ 79.71	\$ 405.92	\$ 10,553.88	\$ 369.39	\$ 10,923.27
\$ 900.00	\$ 135.00	\$ 8.19	\$ 41.73	\$ 1,084.92	\$ 37.97	\$ 1,122.89
\$ 960.00	\$ 144.00	\$ 8.74	\$ 44.51	\$ 1,157.25	\$ 40.50	\$ 1,197.75
\$ 3,750.00	\$ 562.50	\$ 34.14	\$ 173.87	\$ 4,520.51	\$ 158.22	\$ 4,678.73
\$ 12,000.00	\$ 1,800.00	\$ 109.26	\$ 556.37	\$ 14,465.63	\$ 506.30	\$ 14,971.93
\$ 2,700.00	\$ 405.00	\$ 24.58	\$ 125.18	\$ 3,254.77	\$ 113.92	\$ 3,368.68
\$ 1,000.00	\$ 150.00	\$ 9.11	\$ 46.36	\$ 1,205.47	\$ 42.19	\$ 1,247.66
\$ 51,600.00	\$ 7,740.00	\$ 469.82	\$ 2,392.39	\$ 62,202.21	\$ 2,177.08	\$ 64,379.29
\$ 8,810.00	\$ 1,321.50	\$ 80.22	\$ 408.47	\$ 10,620.18	\$ 371.71	\$ 10,991.89
\$ 1,718.35	\$ 257.75	\$ 15.65	\$ 79.67	\$ 2,071.42	\$ 72.50	\$ 2,143.92
\$ 1,720.00	\$ 258.00	\$ 15.66	\$ 79.75	\$ 2,073.41	\$ 72.57	\$ 2,145.98
\$ 1,440.00	\$ 216.00	\$ 13.11	\$ 66.76	\$ 1,735.88	\$ 60.76	\$ 1,796.63
\$ 4,250.00	\$ 637.50	\$ 38.70	\$ 197.05	\$ 5,123.24	\$ 179.31	\$ 5,302.56
\$ 2,000.00	\$ 300.00	\$ 18.21	\$ 92.73	\$ 2,410.94	\$ 84.38	\$ 2,495.32
\$ 12,600.00	\$ 1,890.00	\$ 114.72	\$ 584.19	\$ 15,188.91	\$ 531.61	\$ 15,720.52
\$ 30,781.00	\$ 4,617.15	\$ 280.26	\$ 1,427.14	\$ 37,105.55	\$ 1,298.69	\$ 38,404.24
\$ 25,993.50	\$ 3,899.03	\$ 236.67	\$ 1,205.17	\$ 31,334.36	\$ 1,096.70	\$ 32,431.07
\$ 3,164.42	\$ 474.66	\$ 28.81	\$ 146.72	\$ 3,814.61	\$ 133.51	\$ 3,948.12
\$ 1,527.40	\$ 229.11	\$ 13.91	\$ 70.82	\$ 1,841.23	\$ 64.44	\$ 1,905.68
\$ 2,400.00	\$ 360.00	\$ 21.85	\$ 111.27	\$ 2,893.13	\$ 101.26	\$ 2,994.39
\$ 38,312.83	\$ 5,746.92	\$ 348.84	\$ 1,776.34	\$ 46,184.94	\$ 1,616.47	\$ 47,801.41
\$ 800.00	\$ 120.00	\$ 7.28	\$ 37.09	\$ 964.38	\$ 33.75	\$ 998.13
\$ 600.00	\$ 90.00	\$ 5.46	\$ 27.82	\$ 723.28	\$ 25.31	\$ 748.60
\$ 1,439.28	\$ 215.89	\$ 13.10	\$ 66.73	\$ 1,735.01	\$ 60.73	\$ 1,795.73
\$ 400.00	\$ 60.00	\$ 3.64	\$ 18.55	\$ 482.19	\$ 16.88	\$ 499.06
\$ 350.00	\$ 52.50	\$ 3.19	\$ 16.23	\$ 421.91	\$ 14.77	\$ 436.68
\$ 6,437.50	\$ 965.63	\$ 58.61	\$ 298.47	\$ 7,760.21	\$ 271.61	\$ 8,031.82



Montreat Town Hall

Preliminary Building Estimate

description

Building Cost Estimate	Contractor Overhead and Profit	Builder's Risk & General Liability	Contingency	Subtotal	Bond	Total
\$ 817,027.76	\$ 122,554.16	\$ 7,446.27	\$ 37,881.13	\$ 984,909.32	\$ 34,471.83	\$ 1,019,381.15
	15%	0.87%	4%		3.5%	
					\$ 233.59	Per heated Sq. Foot
					\$ 215.42	Per SF under roof
\$ 49,707.00	\$ 7,456.05	\$ 452.58	\$ 2,304.63	\$ 59,920.26	\$ 2,097.21	\$ 62,017.47
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 35,457.66	\$ 5,318.65	\$ 322.84	\$ 1,643.97	\$ 42,743.12	\$ 1,496.01	\$ 44,239.13
\$ 27,676.62	\$ 4,151.49	\$ 252.00	\$ 1,283.20	\$ 33,363.31	\$ 1,167.72	\$ 34,531.03
\$ 21,850.00	\$ 3,277.50	\$ 198.94	\$ 1,013.06	\$ 26,339.50	\$ 921.88	\$ 27,261.38
\$ 840.00	\$ 126.00	\$ 7.65	\$ 38.95	\$ 1,012.59	\$ 35.44	\$ 1,048.03
\$ 1,390.79	\$ 208.62	\$ 12.66	\$ 64.48	\$ 1,676.55	\$ 58.68	\$ 1,735.23
\$ 2,580.00	\$ 387.00	\$ 23.49	\$ 119.62	\$ 3,110.11	\$ 108.85	\$ 3,218.96
\$ 54,122.69	\$ 8,118.40	\$ 492.79	\$ 2,509.36	\$ 65,243.23	\$ 2,283.51	\$ 67,526.74
\$ 15,525.00	\$ 2,328.75	\$ 141.36	\$ 719.80	\$ 18,714.91	\$ 655.02	\$ 19,369.93
\$ 18,975.00	\$ 2,846.25	\$ 172.77	\$ 879.76	\$ 22,873.78	\$ 800.58	\$ 23,674.36
\$ 32,379.50	\$ 4,856.93	\$ 294.82	\$ 1,501.25	\$ 39,032.49	\$ 1,366.14	\$ 40,398.63
\$ 19,050.50	\$ 2,857.58	\$ 173.45	\$ 883.26	\$ 22,964.79	\$ 803.77	\$ 23,768.56
\$ 23,988.00	\$ 3,598.20	\$ 218.41	\$ 1,112.18	\$ 28,916.80	\$ 1,012.09	\$ 29,928.88
\$ 11,994.00	\$ 1,799.10	\$ 109.21	\$ 556.09	\$ 14,458.40	\$ 506.04	\$ 14,964.44
\$ 10,646.50	\$ 1,596.98	\$ 96.94	\$ 493.62	\$ 12,834.03	\$ 449.19	\$ 13,283.22
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,000.00	\$ 450.00	\$ 27.32	\$ 139.09	\$ 3,616.41	\$ 126.57	\$ 3,742.98



Montreat Town Hall

Preliminary Building Estimate

description

Building Cost Estimate	Contractor Overhead and Profit	Builder's Risk & General Liability	Contingency	Subtotal	Bond	Total
\$ 817,027.76	\$ 122,554.16	\$ 7,446.27	\$ 37,881.13	\$ 984,909.32	\$ 34,471.83	\$ 1,019,381.15
	15%	0.87%	4%		3.5%	
					\$ 233.59	Per heated Sq. Foot
					\$ 215.42	Per SF under roof
\$ 2,407.50	\$ 361.13	\$ 21.92	\$ 111.62	\$ 2,902.17	\$ 101.58	\$ 3,003.74
\$ 4,768.50	\$ 715.28	\$ 43.42	\$ 221.09	\$ 5,748.28	\$ 201.19	\$ 5,949.47
\$ 17,000.00	\$ 2,550.00	\$ 154.79	\$ 788.19	\$ 20,492.98	\$ 717.25	\$ 21,210.23
\$ 24,114.16	\$ 3,617.12	\$ 219.56	\$ 1,118.03	\$ 29,068.88	\$ 1,017.41	\$ 30,086.29
\$ 15,515.00	\$ 2,327.25	\$ 141.26	\$ 719.34	\$ 18,702.85	\$ 654.60	\$ 19,357.45
\$ 24,876.00	\$ 3,731.40	\$ 226.50	\$ 1,153.36	\$ 29,987.25	\$ 1,049.55	\$ 31,036.81
\$ 15,000.00	\$ 2,250.00	\$ 136.58	\$ 695.46	\$ 18,082.04	\$ 632.87	\$ 18,714.91
\$ 5,200.20	\$ 780.03	\$ 47.35	\$ 241.10	\$ 6,268.68	\$ 219.40	\$ 6,488.08
\$ 10,389.49	\$ 1,558.42	\$ 94.60	\$ 481.70	\$ 12,524.21	\$ 438.35	\$ 12,962.55
\$ 10,381.96	\$ 1,557.29	\$ 94.53	\$ 481.35	\$ 12,515.13	\$ 438.03	\$ 12,953.16
\$ 17,456.00	\$ 2,618.40	\$ 158.94	\$ 809.33	\$ 21,042.67	\$ 736.49	\$ 21,779.16
\$ 29,104.00	\$ 4,365.60	\$ 264.99	\$ 1,349.38	\$ 35,083.98	\$ 1,227.94	\$ 36,311.91
\$ 13,492.70	\$ 2,023.91	\$ 122.85	\$ 625.58	\$ 16,265.03	\$ 569.28	\$ 16,834.31
\$ 6,783.25	\$ 1,017.49	\$ 61.76	\$ 314.50	\$ 8,177.00	\$ 286.19	\$ 8,463.19
\$ 19,000.00	\$ 2,850.00	\$ 173.00	\$ 880.92	\$ 22,903.91	\$ 801.64	\$ 23,705.55
\$ 17,456.00	\$ 2,618.40	\$ 158.94	\$ 809.33	\$ 21,042.67	\$ 736.49	\$ 21,779.16
\$ 6,515.00	\$ 977.25	\$ 59.32	\$ 302.06	\$ 7,853.63	\$ 274.88	\$ 8,128.51
\$ 1,540.00	\$ 231.00	\$ 14.02	\$ 71.40	\$ 1,856.42	\$ 64.97	\$ 1,921.40
\$ 3,465.00	\$ 519.75	\$ 31.55	\$ 160.65	\$ 4,176.95	\$ 146.19	\$ 4,323.14
\$ 3,930.00	\$ 589.50	\$ 35.78	\$ 182.21	\$ 4,737.49	\$ 165.81	\$ 4,903.31



Montreat Town Hall

Preliminary Building Estimate

description

Building Cost Estimate	Contractor Overhead and Profit	Builder's Risk & General Liability	Contingency	Subtotal	Bond	Total
\$ 817,027.76	\$ 122,554.16	\$ 7,446.27	\$ 37,881.13	\$ 984,909.32	\$ 34,471.83	\$ 1,019,381.15
	15%	0.87%	4%		3.5%	
					\$ 233.59	Per heated Sq. Foot
					\$ 215.42	Per SF under roof
1800 Appliances						
1810 Appliance Allowance	Owner to provide appliances	\$ -	\$ -	\$ -	\$ -	\$ -
1900 Flooring/ Hard Surfaces						
1930 Flooring Allowance	\$6/SF Allowance for flooring	\$ 25,177.41	\$ 3,776.61	\$ 229.24	\$ 1,167.33	\$ 30,350.59
2000 Drive/Flatwork						
2100 Landscaping						
2200 Interior Finishes						
2210 Closet System	Shelving allowance	\$ 1,600.00	\$ 240.00	\$ 13.92	\$ 74.16	\$ 1,928.08
2220 Door Hardware	Includes Labor	\$ 4,801.30	\$ 720.20	\$ 41.77	\$ 222.53	\$ 5,785.80
2230 Bath Hardware	Stainless Steel stall material and labor	\$ 3,901.00	\$ 585.15	\$ 33.94	\$ 180.80	\$ 4,700.89
2240 Glass Walls	Glass wall allowance for Town Clerk's office	\$ 480.86	\$ 72.13	\$ 4.18	\$ 22.29	\$ 579.46
2250 Mirrors	Plate mirrors for restrooms	\$ 353.10	\$ 52.97	\$ 3.07	\$ 16.37	\$ 425.50
2300 Change Orders/ Option Pricing						
2301 Deduct East Porch	Option #1	\$ (16,838.80)	\$ (2,525.82)	\$ (146.50)	\$ (780.44)	\$ (20,291.56)
2302 Deduct West Porch	Option #2	\$ (12,164.40)	\$ (1,824.66)	\$ (105.83)	\$ (563.80)	\$ (14,658.69)
2303	Option #3					
2304	Option #4					
2305	Option #5					



Montreat Town Hall

Option Pricing

	Option Costs	Contractor Fee	Builder's Risk & General Liability	Contingency	Subtotal	Bond	Total
	\$241,976.34	\$ 36,296.45	\$ 2,203.19	\$ 11,219.04	\$291,695.02	\$ 10,209.33	\$301,904.35
description		15%	0.87%	4%		3.5%	
Option #1	\$ 25,327.50	\$ 3,799.13	\$ 230.61	\$ 1,174.29	\$ 30,531.52	\$ 1,068.60	\$ 31,600.12
Option #2	\$ 12,380.00	\$ 1,857.00	\$ 112.72	\$ 573.99	\$ 14,923.71	\$ 522.33	\$ 15,446.04
Option #3	\$ 8,824.00	\$ 1,323.60	\$ 80.34	\$ 409.12	\$ 10,637.06	\$ 372.30	\$ 11,009.36
Option #4	\$ 3,500.00	\$ 525.00	\$ 31.87	\$ 162.27	\$ 4,219.14	\$ 147.67	\$ 4,366.81
Option #5	\$ 1,945.00	\$ 291.75	\$ 17.71	\$ 90.18	\$ 2,344.64	\$ 82.06	\$ 2,426.70
Option #6	\$ 2,484.00	\$ 372.60	\$ 22.62	\$ 115.17	\$ 2,994.39	\$ 104.80	\$ 3,099.19
Option #7	\$ 3,000.00	\$ 450.00	\$ 27.32	\$ 139.09	\$ 3,616.41	\$ 126.57	\$ 3,742.98
Option #8	\$ 12,164.40	\$ 1,824.66	\$ 110.76	\$ 563.99	\$ 14,663.81	\$ 513.23	\$ 15,177.04
Option #9	\$ 16,838.80	\$ 2,525.82	\$ 153.32	\$ 780.72	\$ 20,298.65	\$ 710.45	\$ 21,009.11
Option #10	\$ (1,806.00)	\$ (270.90)	\$ (16.44)	\$ (83.73)	\$ (2,177.08)	\$ (76.20)	\$ (2,253.28)
Option #11	\$ 9,031.00	\$ 1,354.65	\$ 82.23	\$ 418.72	\$ 10,886.59	\$ 381.03	\$ 11,267.62
Option #12	\$ 9,082.00	\$ 1,362.30	\$ 82.69	\$ 421.08	\$ 10,948.07	\$ 383.18	\$ 11,331.25
Option #13	\$ 76,652.00	\$ 11,497.80	\$ 697.92	\$ 3,553.91	\$ 92,401.63	\$ 3,234.06	\$ 95,635.68
Option #14	\$ 5,796.00	\$ 869.40	\$ 52.77	\$ 268.73	\$ 6,986.90	\$ 244.54	\$ 7,231.44
Option #15	\$ 9,324.00	\$ 1,398.60	\$ 84.90	\$ 432.30	\$ 11,239.79	\$ 393.39	\$ 11,633.19
Option #16	\$ 10,736.00	\$ 1,610.40	\$ 97.75	\$ 497.77	\$ 12,941.92	\$ 452.97	\$ 13,394.88
Option #17	\$ 10,000.00	\$ 1,500.00	\$ 91.05	\$ 463.64	\$ 12,054.69	\$ 421.91	\$ 12,476.61
Option #18	\$ 8,757.64	\$ 1,313.65	\$ 79.74	\$ 406.04	\$ 10,557.06	\$ 369.50	\$ 10,926.56
Option #19	\$ 14,840.00	\$ 2,226.00	\$ 135.12	\$ 688.04	\$ 17,889.16	\$ 626.12	\$ 18,515.28
Option #20	\$ 1,100.00	\$ 165.00	\$ 10.02	\$ 51.00	\$ 1,326.02	\$ 46.41	\$ 1,372.43
Option #21	\$ 2,000.00	\$ 300.00	\$ 18.21	\$ 92.73	\$ 2,410.94	\$ 84.38	\$ 2,495.32
Option #22		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Option #23		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Option #24		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Option #25		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Option #26		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Option #27		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOWN OF MONTREAT BOARD OF COMMISSIONERS
REQUEST FOR BOARD ACTION
Meeting Date: January 10, 2018

SUBJECT: Sanitation Department Vehicle Purchase – 2019 Ford F-350

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: C
Department: Streets
Contact: Barry Creasman
Presenter: Barry Creasman

BRIEF SUMMARY: The Board allocated \$56,000 in the Capital Improvement Plan (CIP) and in the current fiscal year Budget for the purchase of a new Streets Department truck. This purchase will replace the 2004 Plow Truck that caught fire during one of last year's snow storms. Three vendors were solicited. Asheville Ford provided an unresponsive bid of \$41,750. Ken Wilson Ford provided with a responsive bid of \$48,960. Capital Ford did not bid.

Staff recommends the bid from Ken Wilson Ford for \$48,960.

RECOMMENDED MOTION AND REQUESTED ACTIONS: To approve the purchase of a 2019 Ford F350 truck from Ken Wilson Ford in the amount of \$48,609 and to authorize the Mayor and Town Administrator to execute the necessary contract documents.

FUNDING SOURCE: 10-20-5600-730, Capital Outlay – Streets Department

ATTACHMENTS: Vehicle Purchase Bid, Ken Wilson Ford.

STAFF COMMENTS AND RECOMMENDATIONS:

Angela Murphy

From: Barry Creasman
Sent: Monday, December 31, 2018 4:44 PM
To: Angela Murphy
Subject: FW: Resubmittal of 2018-2019 CIP truck purchase

From: billshea@kwford.com <billshea@kwford.com>
Sent: Tuesday, December 04, 2018 4:56 PM
To: Barry Creasman <bcreasman@townofmontreat.org>
Subject: Re: Resubmittal of 2018-2019 CIP truck purchase

Hi Barry,

I'm hoping I'm the only one that responded and sorry you have to reach out again.

Automatic F-350 6.2 L V8, 142" wheelbase
4X4
Vinyl seating and flooring
AM/FM/MP3
Air conditioning
Running boards
White ext

The upfit with the light kit comes in at \$12,985
Kenwood VHF two-way radio model NX700
Whelen LED light bar w/Alley and take-down - LED yellow
Corner strobes - LED clear
7.5 western Heavy Duty Snow plow w/unimount
Snow Dogg Stainless steel sand spreader with gas motor
Stream light rechargeable flashlight
All terrain tires

Complete Vehicle: \$48,960

Thank You and please let me know of any questions.

Bill Shea
Ken Wilson Ford
C: (336)456-4045
billshea@kwford.com

On Tue, 4 Dec 2018 20:41:51 +0000, Barry Creasman wrote:

Bill Shea
Commercial/Fleet Sales and Leasing