

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a budget ordinance to Re-establish the Union Station Train Depot Restoration Project Fund

Date of Meeting

Ward # if applicable

If multiple, list:

Department

Person Submitting Item:

Call for Public Hearing

Date of Public Hearing

Explanation of Item:

The enclosed ordinance re-establishes the Union Station Train Depot Restoration Project Fund as requested by the New Bern Preservation Foundation.

Actions Needed by Board:

Adopt Budget Amendment

Is item time sensitive?

Will there be advocates/opponents at the meeting?

Backup Attached:

Memo; budget ordinance; Memo and attachments from Matt Montayne, Public Works Director

Cost of Agenda Item:

If this item requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director :

Additional notes:



NEW BERN
NORTH CAROLINA
Office of the Director of Finance

TO: City Manager, Honorable Mayor and Members of the Board of Aldermen
FROM: JR Sabatelli – Director of Finance 
DATE: December 2, 2016
RE: Re-establish the Union Station Train Depot Restoration Project Fund

Current

The New Bern Preservation Foundation has requested to re-establish the Union Station Train Depot Restoration Project Fund in order to complete phase II of the doors and windows replacement project. Please see the attached memo and attachments from Matt Montayne, Public Works Director, detailing the phase II project.

The requested budget is \$187,500 to be fully funded by contributions from the New Bern Preservation Foundation with no cost to the City.

Requested Action

It is recommended that the Board adopt the enclosed ordinance at its meeting on December 13, 2016.

**AN ORDINANCE TO RE-ESTABLISH A GRANT PROJECT FUND
FOR THE CITY OF NEW BERN
“UNION STATION TRAIN DEPOT RESTORATION GRANT”**

WHEREAS, the City of New Bern desires to continue restoration efforts to the Union Station Train Depot which will be funded with contributions from the New Bern Preservation Foundation,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN THAT, PURSUANT TO SECTION 13.2 OF CHAPTER 159 OF THE GENERAL STATUTES OF NORTH CAROLINA, THE FOLLOWING GRANT PROJECT ORDINANCE IS HEREBY ADOPTED:

Section 1. There is hereby re-established a Grant Project Fund to be known as the “Union Station Train Depot Restoration Grant”.

Section 2. The project authorized is the continuation of the original restoration project and expansion to renovate the entire train depot with funding through contributions.

Section 3. This ordinance shall be in effect beginning on December 13, 2016.

Section 4. The following revenues are anticipated to be available to complete this project:

Miscellaneous Revenue	<u>\$187,500</u>
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Section 5. The following amounts are hereby appropriated for the project:

Union Station Train Depot	<u>\$187,500</u>
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Section 6. The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, agreements, and federal and state regulations.

Section 7. The Finance Officer is hereby authorized to make temporary loans between other funds and the Union Station Train Depot Restoration Project Fund to provide funding until anticipated donations are received.

Section 8. Copies of this ordinance shall be furnished to the City Clerk, the Budget Officer and the Finance Officer for direction in carrying out this project.

ADOPTED, THIS THE 13th DAY OF DECEMBER, 2016.

MAYOR

CITY CLERK



NEW BERN
NORTH CAROLINA

Public Works Department
P.O. Box 1129, 1004 S. Glenburnie Road
New Bern, N.C. 28563-1129
Phone: (252) 639-7501
Fax: (252) 636-1848

December 2, 2016

Memo to: Joseph Sabatelli, Finance Director

From: Matt Montanye, Director of Public Works *M. Montanye*
12/2/16

Re: **Request to Create a Project Fund for Phase II of the Doors and Windows Restoration Project at the old Train Depot.**

In 2015, the Historic Preservation Foundation completed the first phase of the doors and windows replacement project on the north end of the old train depot. This project was the initial phase of a greater plan to renovate the entire train depot.

Darden Eure, the architect working with the Historic Preservation Foundation, has requested the City of New Bern establish a project fund for phase II of the doors and window replacement project. This phase will complete everything that is remaining on the first floor and is estimated to cost \$187,500. Since the existing license agreement is between the City of New Bern and the Railroad Company the contract must be administrated by the City of New Bern. However, through various fundraising efforts the Historic Preservation Foundation is prepared to make contributions to the City of New Bern in the amount of \$187,500 to cover all cost associated with this project, leaving no financial responsibilities to the City of New Bern.

The City Manager has requested that this item go before the Board of Aldermen at the December 13, 2016 meeting. Therefore, please find attached a copy of the request as well as the project estimate from Darden Eure, with MBF Architects.

Enclosures

Matt Montanye

Subject: FW: 1522-Union Station Train Depot, Phase II
Attachments: 1522-1 Stephens Binder 2016-11-21.pdf

From: Tripp Eure [<mailto:eure@mbfarchitects.com>]
Sent: Monday, November 21, 2016 6:25 PM
To: Mark Stephens <StephensM@newbern-nc.org>
Cc: Nancy Hollows <nhre@suddenlink.net>
Subject: 1522-Union Station Train Depot, Phase II

Dear Mark:

On behalf of the New Bern Preservation Foundation, please find our letter of request to establish a special project fund for Phase II work. Please include this as an Aldermen agenda item at your earliest convenience.

Darden J. Eure, III, AIA, NCARB
eure@mbfarchitects.com

mbf architects pa

317-C Pollock Street
New Bern, NC 28560
T: 252.637.6373
F: 252.637.3259
www.mbfarchitects.com

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November 21, 2016

Mr. Mark A. Stephens
City Manager
City of New Bern
300 Pollock Street (28560)
PO Box 1129
New Bern, NC 28563

stephensm@newbern-nc.org

**RE: Union Station Train Depot, Phase II
New Bern Preservation Foundation**
New Bern, Craven County
MBFA No: 1522

Dear Mr. Stephens:

Attached hereto are detailed cost estimates for agenda documentation to establish a special project fund for Phase II in the amount of \$187,500. As with Phase I, the New Bern Preservation Foundation will provide construction funding to the City. Funds will be transferred in about three advances, with details of timing and amounts to be resolved in the future.

Review of the scope indicates that **2** months be allowed for architectural design production, 1 month for soliciting bids and executing contracts, and **6** months for implementing construction. This proposed timeframe is conservative based on the information available to us at this time. Every effort will be made, however, to expedite design progress and to seize opportunities to accelerate scheduling.

Owner Proposal		8-Nov-16
Contract Execution, Notice to Proceed with Design	1.5 Months	15-Nov-16
Existing Building Evaluation		
Schematic-Design Development	1 Month	1-Jan-17
Construction Documents		
Construction Document Submittal Approval	1 Month	1-Feb-17
Estimated Bid Opening & Construction Contracts	1 Month	1-Mar-17
Contract Work Completion	6 Months	1-Sep-17

We will keep you advised of our progress as we execute work. We look forward to working with you again, and please do not hesitate to call me if you have any questions.

Sincerely,

Darden J. Eure, III, AIA, NCARB
MBF Architects, P.A.

Cc: Nancy Hollows, nhre@suddenlink.net

Project Budget 3
 First Floor Wainscoat, Window and Door Restoration

November 8, 2016

Funds Available:		
Loan Monies:		\$0
Grant Monies:		\$0
Owner Funding/Cash Contribution:		<u>\$225,000</u>
		\$225,000
Loan Closing and Interim Interest:		<u>\$0</u>
		\$225,000
Land Acquisition:		<u>\$0</u>
0.62 Acres at \$0 per AC		\$225,000
Cost Escalation* at: 0.0%		\$0
Contingency** at: 5.0%		<u>\$11,250</u>
Subtotal:		\$11,250
		\$213,750
Architectural Fee:		<u>\$26,250</u>
(Equivalent % Fee 11.67%)		\$187,500
Furniture:		\$0
Special Equipment:		\$0
Landscaping:		<u>\$0</u>
Subtotal:		\$0
Target Contract Awards:		\$187,500

Land Acquisition Previously Completed by Owner

*Cost escalation factors are used to approximate the increase in cost to be anticipated should the funding or design of a project be prolonged beyond one year. In general, most projects can be designed and bid in this amount of time. Otherwise, historical construction data suggests that costs increase at the rate of 4% per year.

Lump Sum Design, Hourly Bid and Construction Administration

**Contingency funds are used to pay for development permit application fees, site survey reporting and mapping, soil bearing capacity testing for foundation design, legal advertisements, special project installations such as furniture, equipment or landscaping, unit price compensation, unforeseen/concealed conditions, changes following construction contract awards, and materials testing during construction to demonstrate contract compliance.

Cost Escalation Calculation:
 (Oct '17 Origin / May '17 Bid Opening)
 0.003333 per Month for 0 Months
 OR 4% per Year

October	2016	Date of Estimate, Estimates Valid for 1 Yr.
October	2017	Origin, Cost Escalation Begins.
May	2017	Target Bid Opening Date.

Cost Escalation Schedule:

Date of Estimate	Adjusted Value for Deferred Funding						
	Construction Funds	October 2017	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022
Estimated Value	\$225,000	\$225,000	\$234,000	\$243,360	\$253,094	\$263,218	\$273,747

Cost Estimate 3

First Floor Wainscoat, Window and Door Restoration

November 18, 2016

Gross Area, Total	3,957	SF	AC	Acres	
Area of Basement, Exist	0	SF	AL	Allowance	
Area of First Floor, New	0	SF	CF	Cubic Feet	
Area of First Floor, Exist	3,957	SF	CY	Cubic Yards	
Area of Second Flr, New	0	SF	EA	Each	
Area of Second Floor, Ex	0	SF	FL	Flight of Stairs	
Area of Third Floor, New	0	SF	FX	Fixture	
Area of Third Floor, Exist	0	SF	LF	Linear Feet	
New Footprint Perimeter	0	LF	LS	Lump Sum	
Lug Footer	0	LF	MH	Manhour	
Strip Footer	0	LF	MO	Month	
New Partition Strip Footer	0	LF	SF	Square Feet	
New Foundation Wall	0	LF	ST	Stall	
Foundation Wall Ht to FF	0	LF	SY	Square Yard	
Basement Wall Ft to Ft Ht	0	LF	TN	Ton	
New Column Spread Footers	0	EA			
Existing Exterior Walls to Remain	280	LF			
Exterior Stud Wall	0	LF			
Exterior Masonry Wall	280	LF			
Exterior Wall Demolition	0	LF			
Existing Interior Walls to Remain	191	LF			
Interior Stud Wall	136	LF			
Interior Masonry Wall	55	LF			
Interior Wall Demolition	171	LF			
New Exterior Walls	3	LF			
Exterior Stud Wall	0	LF			
Exterior Masonry Wall	3	LF	Duration of Construction	6	Months
New Interior Walls	0	LF	Target Contract Awards	\$250,000	
Interior Stud Partition	0	LF			
1 Hour Stud Partition	0	LF			
2 Hour Stud Partition	0	LF			
Interior Masonry Partition	0	LF			
Interior Masonry to Deck	0	LF			
Eave Height	0	LF			
Parapet Height	0	LF			
Typ Floor to Floor Height	15	LF			
Interior Partition Height	15	LF			
Floor to Floor Height, Basement	0	LF			
New Roof Area	0	SF			
Existing Roof Area	0	SF			
New Roof Overhang & Soffit	0	LF			
Existing Roof Overhang & Soffit	0	LF			
New Parapet Coping	0	LF			
Existing Parapet Coping	0	LF			
New Windows	21	SF			
Existing Windows to Remain	525	SF			
New Doors	1	EA			
Existing Doors to Remain	14	EA			
Parking Stalls	0	EA			
Construction Limits	0.09	AC			
Property Acreage	0.62	AC			

Potential Tenant: Restaurant, Retail and Office

Development Concept: Construct a Building Shell in Multiple Phases for Future Tenant Upfit

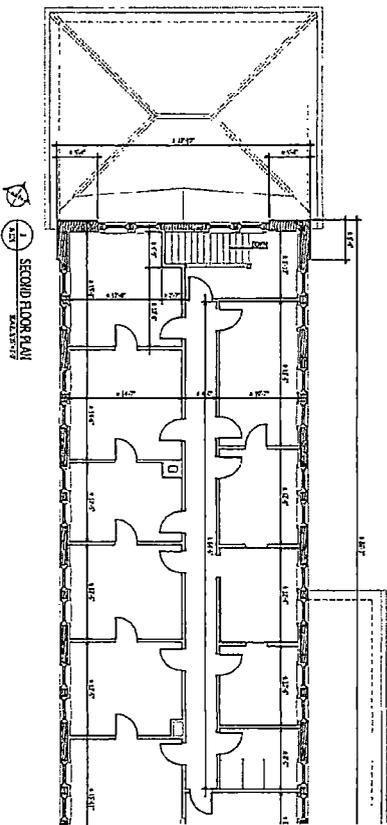
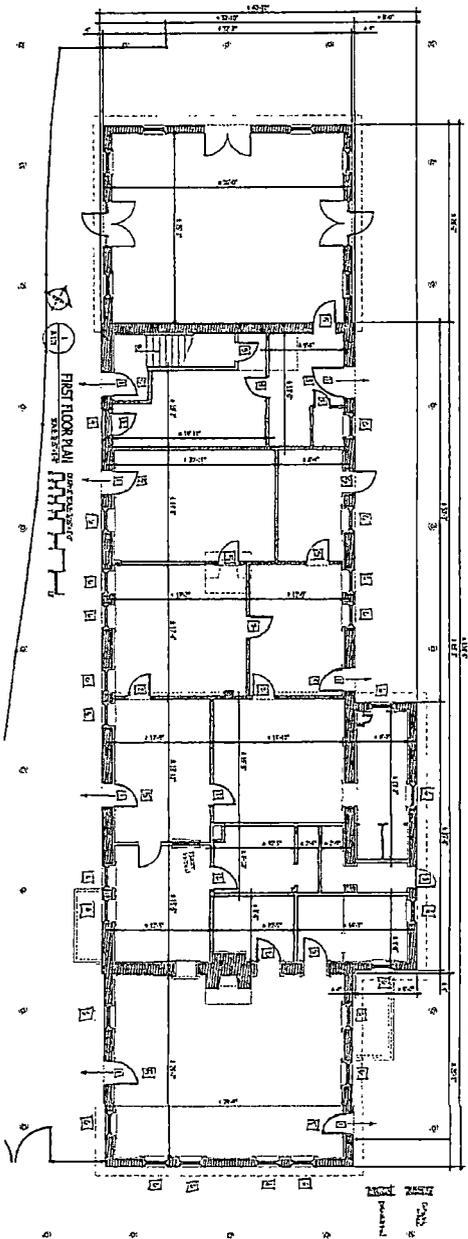
Schematic Design
(AP, SD, DD, CD or BN)

Section	Description	Qty	Unit	Cost per Unit	Extension	Ck'd
GC	General Conditions (Gross Area, Total)	3,957	SF	\$2.75	\$10,882	
GC	Bond at 2.3%	0	AL	\$5,750.00	\$0	
GC	Insurance at 0.6%	1	AL	\$1,500.00	\$1,500	
GC	Building Permits at \$6 per \$1,000	1	AL	\$1,500.00	\$1,500	
GC	Equipment Rental at \$1,082 per \$100,000	1	AL	\$2,705.00	\$2,705	
GC	Toilet Facilities (Construction Duration)	6	MO	\$75.00	\$450	
GC	Mobilization at \$584 per \$100,000	1	AL	\$1,460.00	\$1,460	
GC	Demobilization at \$584 per \$100,000	1	AL	\$1,460.00	\$1,460	
GC	Ren Trash Removal at \$2,707 per \$100,000	1	AL	\$6,767.50	\$6,768	
GC	Contract Closeout at \$100 per \$100,000	1	AL	\$250.00	\$250	
GC	Superintendent (Construction Duration)	6	MO	\$5,300.00	\$31,800	
GC	Foreman (Construction Duration)	6	MO	\$4,400.00	\$26,400	
01 50 20	Temp Door & Window Protection, Install & Remove	33	EA	\$173.53	\$5,726	
01 73 00	Interior Demolition (Interior Wall Demolition x Fl to Fl Height)	2,565	SF	\$3.57	\$9,157	
01 73 00	Interior Demolition, Core Drill Concrete	0	EA	\$150.00	\$0	
01 73 00	Sawcut Slab, Remove Concrete	0	SF	\$6.17	\$0	
01 73 00	Exterior Demolition, Concrete Apron	0	SF	\$1.00	\$0	
01 73 00	Exterior Demolition, Asphalt	0	SF	\$1.63	\$0	
02 20 20	Lead Paint Abatement (Repaint Prep), Floor Area + Wall Surface Area	4,965	SF	\$2.64	\$13,108	
03 30 00	Concrete Accessories (New Gross Area, Total)	0	SF	\$0.30	\$0	
03 30 40	CIP, Sawcut Slab, Remove and Replace (Demo Concrete)	0	SF	\$24.89	\$0	
03 31 00	Concrete Testing	1	LS	\$500.00	\$500	
04 20 10	Mortar, Type S (New Gross Area)	45	SF	\$1.06	\$48	
04 20 10	Masonry Sand (New Gross Area)	45	SF	\$0.67	\$30	
04 20 10	Brick Ties (New Gross Area)	45	SF	\$1.04	\$47	
04 20 30	Brick Units (LF Ext Wall x Typ Fl to Fl Ht)	45	SF	\$14.50	\$653	
04 20 30	Brick Units, Double Wythe, Historical Construction	90	SF	\$14.50	\$1,305	
04 50 00	Masonry Cleaning, Gable Ends and Clearstory Walls	45	SF	\$0.40	\$18	
04 90 00	Masonry Restoration, Grinding & Repointing	45	SF	\$7.00	\$315	
06 20 10	Arch Trimwork, Restoration Allow, Center Waiting Room, Light Repair	1,221	SF	\$5.00	\$6,105	
06 20 10	Arch Trimwork, Restoration Allow, South Waiting Room, Heavy Repair	1,696	SF	\$15.00	\$25,440	
07 92 00	Caulking & Sealants (Gross Area, Total)	3,957	SF	\$0.40	\$1,583	
08 14 20	Exterior Wood Doors	1	EA	\$425.00	\$425	
08 14	Existing Wood Door Replacement Material (Existing Doors)	14	EA	\$50.00	\$700	
08 14	Remove & Replace Doors, 0.5 Hr, 1 Man, \$20/Hr (Ex Doors)	14	EA	\$10.00	\$140	
08 14	Sand & Prepare Doors, 2 Hr, 1 Man, \$20/Hr (Existing Doors)	14	EA	\$40.00	\$560	
08 14	Sand & Prepare Frames, 1 Hr, 1 Man, \$20/Hr (Exist Doors)	14	EA	\$20.00	\$280	
08 14	Remove, Rep & Clean HW, 3 Hr, 1 Man, \$27/Hr (Ex Doors)	14	EA	\$71.00	\$994	
08 14	Paint Frames, 3 Coats, 1 Man, 0.5 Hr, \$20/Hr (Exist Doors)	14	EA	\$30.00	\$420	
08 14	Paint Doors, 3 Coats, 1 Man, 1 Hr, \$20/Hr (Existing Doors)	14	EA	\$60.00	\$840	
08 52 00	Wood Windows (Windows)	21	SF	\$53.30	\$1,119	
08 52 00	Wood Windows Replacement Materials (Existing Windows)	26	EA	\$216.00	\$5,616	
08 52	Remove & Replace Windows, 4 Hr, 2 Men, \$27/Hr (Ex Wind)	26	EA	\$216.00	\$5,616	
08 52	Restore & Reglaze, 8 Hr, 1 Man, \$27/Hr, 2 Sashes (Ex Wind)	26	EA	\$432.00	\$11,232	
08 52	Sand & Prepare, 2 Hr, 1 Man, \$20/Hr, 2 Sashes (Ex Wind)	26	EA	\$80.00	\$2,080	
08 52	Paint, 3 Coats, 1 Man, 0.5 Hr, \$20/Hr, 2 Sash (Ex Wind)	26	EA	\$60.00	\$1,560	
08 52	Restore Exterior Mold & Sills, 2 Hr, 2 Men, \$27/Hr (Ex Wind)	26	EA	\$108.00	\$2,808	
08 52	Sand & Prep Molding & Sills, 1 Hr, 1 Man, \$20/Hr (Ex Wind)	26	EA	\$20.00	\$520	
08 52	Paint Mold & Sill, 3 Coats, 1 Man, 0.5 Hrs, \$20/Hr (Ex Wind)	26	EA	\$30.00	\$780	
08 71 00	Finish Hardware (New Doors)	1	EA	\$383.00	\$383	
08 71 60	Hardware Replacements (Existing Doors to Remain)	14	EA	\$180.00	\$2,520	
09 24 00	Lath & Plaster	0	SF	\$9.00	\$0	
09 24 10	Patch Selected Plaster Walls and Ceilings	1,905	SF	\$9.00	\$17,145	
09 92 00	Repaint Prep (Ex Ext Wall * (2*Ex Int Wall) * Int Part Wall Ht)	9,930	SF	\$0.60	\$5,958	
10 14 00	Signage, Interior (Doors + Existing Doors)	0	EA	\$142.58	\$0	
10 28 00	Toilet & Bath Accessories	0	FX	\$204.48	\$0	
10 44 00	Miscellaneous Specialties-Fire Ext Cabinets	0	EA	\$301.00	\$0	
12 32 00	Laminate Countertops	0	LF	\$18.00	\$0	

22 13 00	Sewer Utilities, 6" PVC Including Fittings	0	LF	\$12.00	\$0
22 13 00	Sewer Test	0	LS	\$600.00	\$0
23 37 00	Toilet Exhaust Combination Light and Fan	0	EA	\$450.00	\$0
26 10 00	Electric Utilities	0	LF	\$28.00	\$0
32 93 00	Landscaping-by Owner	0	AL	\$0.00	\$0
33 30 00	Concrete Water Meter Vault	0	EA	\$10,093.00	\$0
33 30 00	Water Main Tap and Saddle, 6"	0	EA	\$2,850.00	\$0
33 30 00	Backflow Preventer, 2"	0	EA	\$3,000.00	\$0
33 30 00	Water Utilities, 2" PVC	0	LF	\$8.00	\$0
33 30 00	Water Utilities, 2" Fittings	0	EA	\$150.00	\$0
33 30 00	Water Utilities, 2" Valve	0	EA	\$225.00	\$0
33 30 00	Water Test and Chlorinate	0	LS	\$1,500.00	\$0
			SF	\$53.30	\$210,905
22 00 00	Plumbing	0	SF	\$7.35	\$0
23 00 00	Mechanical	0	SF	\$21.03	\$0
26 00 00	Electrical	0	SF	\$16.00	\$0
			SF	\$44.38	\$0

Estimated Cost		\$210,905
Probable Deviation Amount	5%	\$10,545
Anticipated Base Bid Range-High		\$221,450
Anticipated Base Bid Range-Low		\$200,359

to



NOV 1957
 FEDERAL ARCHITECTURAL CENTER
 WASHINGTON, D. C.
 A-101
 SHEET 1



NO.	REVISION	DATE

UNION STATION TRAIN DEPOT
 1 North Pastour Street
 New Bern, North Carolina 28560

Study for the New Bern Preservation Foundation
 510 Pollock Street
 New Bern, North Carolina 28560

JOHN HARRIS, ARCHITECT
 510 POLLOCK STREET
 NEW BERN, N. C. 28560
 JOHN HARRIS, ENGINEER
 510 POLLOCK STREET
 NEW BERN, N. C. 28560