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Notice of Special Joint Meeting of the Catawba County Board of Commissioners And Hickory City Council

Notice is hereby given of a Special Joint Meeting of the Catawba County Board of Commissioners and Hickory City Council on Monday, March 21, 2016, at 5:00 p.m. in the Catawba Valley Community College Sipe Board Room, 2550 US-70, Hickory, North Carolina 28602. The purpose of this meeting relates to the Park 1764 Project.

PERSONS WITH DISABILITIES

Individuals needing assistance should contact the County Clerk at 465-8990 within a reasonable time prior to the meeting. Participation in public meetings is without regard to race, color, national origin, sex, religion, age, or disability.

This the 16th day of March, 2016.

Barbara E. Morris, County Clerk

MEMORANDUM

To: Catawba County Board of Commissioners

From: Scott Millar, Catawba EDC

Date: March 21, 2016

Re: Park 1764 Expenditures

Request

The Board of Commissioners consider the 50/50 sharing of costs with the City of Hickory totaling \$1,094,770, or \$547,385 per entity, for the development of entrances, berms, landscaping, and other features of Park 1764.

Background

Catawba County and the City of Hickory have been jointly developing an approximate 170 acre business park on Startown Road for potential users of an upper scale, high-tech manufacturing/technology park. This proposal requests funding for the development of entrances, berms, landscaping, and other features which will help position the property as an upper-end park in order to help set the stage for the right users at a more developed pricing position.

Park 1764 has been positioned as an up-scale opportunity for select lighter manufacturing users and office/high-tech opportunities. Neighboring properties to the south belonging to Sarstedt have been nicely landscaped and have protective berms. Until this point, no expenditures have been made except to secure options to purchase the land.

Expenditures suggested within this request will:

- develop a signature entrance along Startown Road as envisioned during the initial planning and rezoning discussion
- relocate the entrance southward to facilitate the entry between the two tallest silos
- build landscaped berms, fencing, and signage at the entrance
- construct the protective landscaping and berms northward along Startown Road as well as on the Robinwood Road side of the property

This plan does not demolish any existing housing or barns on the site. Earlier versions of this plan included proposed costs for an accel/decal lane on Startown Road (\$396,700) and a regional stormwater detention feature (\$365,950) which have been removed from the initial request. It is now felt it might be premature to design these prior to knowledge of the final user needs being determined. The County's portion of Park 1764 costs are available as follows:

- Transferring funds from the Economic Development Reserve project (\$366,435) to a new Park 1764 specific project
- Hickory Park 1764 Water & Sewer Project (\$180,950)

Recommendation:

Staff recommends the Board of Commissioners approve the requested \$547,385 from available dollars previously set aside for this purpose in two projects. Water and sewer related expenses will come from

the Park 1764 Water & Sewer Project. Staff also recommends the Board of Commissioners transfer funds from the Economic Development Reserve project to a Park 1764 project for the County's share of other expenses.

Transfer of Appropriations:

From:

410-460100-988000-18021	Economic Development Reserve	(\$366,435)
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To:

410-460100-988000-18025	Park 1764	\$366,435
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Cc: Barbara Morris
Cari Burns



PROP DECIDIOUS BUFFER

50,000 SF
12 ACRES

30,000 SF

FUTURE PARK ROADWAYS

290,000 SF
30 ACRES

190,000 SF
19 ACRES

PROPOSED DECIDIOUS BUFFER

PROPOSED FENCING

FUTURE BERM WITH FENCING

PROPOSED LANDSCAPE BERM WITH FENCING

PROPOSED STARTOWN ROAD WIDENING (FULL LEFT AND RIGHT TURN LANES)

PROPOSED MAIN ENTRANCE WITH PARK SIGNAGE AND LANDSCAPING AT EXISTING SILOS

30,000 SF

PROPOSED 16" SANITARY SEWERS

33,000 SF
6 ACRES

PROPOSED STORMWATER MANAGEMENT FACILITY

250,000 SF
22 ACRES

PROPOSED LANDSCAPE BERM WITH FENCING

PROPOSED PARK BOUNDARY

192,000 SF
24 ACRES

PROPOSED 8" SEWERS

72,000 SF
15 ACRES

PROPOSED 16" SANITARY SEWERS

EXISTING SANITARY SEWERS

ROBINWOOD ROAD

STARTOWN ROAD

NOTE:
BUSINESS PARK ROADWAYS TO BE 32' CURB AND GUTTER STREETS WITH 5' WIDE CONCRETE SIDEWALK.

PROPOSED ENTRANCE TO INCLUDE AN ACCESS GATE AND NEW CATTLE FENCING.

TWO SMALL EXISTING GRAIN SILOS TO BE REMOVED - THE LARGER SILOS TO REMAIN AND REHABILITATED.

SCALE IN FEET



Civil & Environmental Consultants, Inc.

1900 Center Park Drive - Suite A - Charlotte, NC 28217

Ph: 980.237.0373 · Fax: 980.237.0372

www.cecinc.com

CATAWBA COUNTY EDC
PARK 1764
CATAWBA COUNTY, NC

PHASE I DEVELOPMENT

DRAWN BY:

MTB

CHECKED BY:

TMG

APPROVED BY:

SWW

EXHIBIT:

DATE:

OCT 2015

DWG SCALE:

1"=500'

PROJECT NO:

153-249

1

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Civil & Environmental Consultants, Inc.

PARK 1764				
HICKORY, NORTH CAROLINA				
ESTIMATE SUMMARY				
12-Jan-16				
Description				Event Cost
General Site Demolition				\$81,400
Berming and Landscaping				\$296,450
Startown Road Widening				\$396,700
Roadway Construction				\$310,020
Sewer Line Construction				\$361,900
Regional Stormwater Allowance				\$365,950
			Subtotal	\$1,812,420
Alta Survey with 2-foot Topo				\$28,000
Stream/Wetland Survey and Plat Mapping				\$12,000
Stream/Wetland Delineation				\$5,000
Asbestos Survey				
Engineering/Design and Permitting				
Traffic Impact Study				
Construction Administration				
Land Cost		170 acres		
Legal Fees				
Administrative Fees				
			Total Estimated Cost	\$1,857,420

Notes:

1. See park masterplan dated October 12, 2015.
2. See individual cost estimates for more detailed cost breakdown.

Civil & Environmental Consultants, Inc.

PARK 1764				
HICKORY, NORTH CAROLINA				
GENERAL SITE DEMOLITION				
12-Jan-16				
Description	Unit	Number of Units	Price per Unit	Event Cost
Mobilization	Each	1	\$5,000	\$5,000
General Clearing	Lump Sum	1	\$5,000	\$5,000
Grain Silo Removal	Each	2	\$2,000	\$4,000
Cattle/Access Gate Installation	Each	1	\$10,000	\$10,000
Silo Rehab Allowance	Allowance	1	\$50,000	\$50,000
			Subtotal	\$74,000
		Contingency	10%	\$7,400
			Total Estimated Cost	\$81,400

Notes:

1. The cost estimate above for General Site Demolition includes the removal of existing structures within the proposed entrance roadbed, rehabilitation of the two existing silos, removal of the two existing small grain silos, and the installation of a new access gate at the of the proposed entrance drive construction.

Civil & Environmental Consultants, Inc.

PARK 1764				
HICKORY, NORTH CAROLINA				
BERMING & LANDSCAPING				
12-Jan-16				
Description	Unit	Number of Units	Price per Unit	Event Cost
Mobilization	Each	1	\$17,000	\$17,000
Berm Construction	Yards	8000	\$4	\$32,000
Berm Landscaping Allowance	Each	1	\$40,000	\$40,000
Decidious Screen Allowance -Segment A	Each	1	\$7,000	\$7,000
Decidious/Evergreen Screen Allowance -Segment B	Each	1	\$12,500	\$12,500
Decidious/Evergreen Screen Allowance -Segment C	Each	1	\$20,000	\$20,000
Entrance Road Landscaping	Each	1	\$20,000	\$20,000
Matting	Square Yards	5000	\$3	\$15,000
Erosion Control Allowance	Linear Foot	1000	\$5	\$5,000
Entrance Signage Allowance	Each	1	\$50,000	\$50,000
Electrical/Lighting	Each	1	\$20,000	\$20,000
Seeding/Grassing	Each	1	\$10,000	\$10,000
Split Rail Fencing along Startown	Linear Foot	1400	\$15	\$21,000
			Subtotal	\$269,500
Contingency			10%	\$26,950
			Total Estimated Cost	\$296,450

Notes:

1. See conceptual park masterplan for layout.

Civil & Environmental Consultants, Inc.

PARK 1764				
HICKORY, NORTH CAROLINA				
STARTOWN ROAD WIDENING				
12-Jan-16				
Description	Unit	Number of Units	Price per Unit	Event Cost
Mobilization	Each	1	\$15,000	\$15,000
Topsoil Stripping	Yards	500	\$50	\$25,000
Grading	Linear Foot	2200	\$20	\$44,000
Driveway Removals	Each	6	\$1,500	\$9,000
Asphalt Base Material	Tons	450	\$120	\$54,000
Asphalt Binder Material	Tons	300	\$120	\$36,000
Asphalt Surface Material	Tons	550	\$100	\$55,000
Traffic Control	Lump Sum	1	\$30,000	\$30,000
Striping	Lump Sum	1	\$25,000	\$25,000
Erosion Control	Lump Sum	1	\$25,000	\$25,000
Seeding/Grassing	Lump Sum	1	\$10,000	\$10,000
Construction Layout	Lump Sum	1	\$15,000	\$15,000
Driveway Tie-ins	Each	2	\$2,000	\$4,000
			Subtotal	\$347,000
Contingency			10%	\$34,700
Construction/Materials Testing	Lump Sum	1	\$15,000	\$15,000
			Total Estimated Cost	\$396,700

Notes:

1. Cost estimate is based upon providing a left turn lane and a right turn deceleration lane into the proposed park.
2. Cost estimate does not include legal, administrative or land costs.
3. No geotechnical investigation has been performed. Rock or undercutting of unsuitable soils is not included in the estimate.
4. Cost estimate does not include installation of a traffic signal at the proposed intersection
5. Cost estimate does not include a traffic impact study.
6. Cost estimate does not include relocation of existing utilities within Startown Road r/w.

Civil & Environmental Consultants, Inc.

PARK 1764				
HICKORY, NORTH CAROLINA				
PARK ROADWAY CONSTRUCTION				
12-Jan-16				
Description	Unit	Number of Units	Price per Unit	Event Cost
Mobilization	Each	1	\$0	\$27,000
Topsoil Stripping	Yards	2000	\$2	\$4,000
Grading	Yards	7000	\$4	\$28,000
Fine Grading	Yards	2300	\$4	\$9,200
30" Concrete Curb and Gutter	Linear Foot	1200	\$25	\$30,000
Stone Base Section	Tons	1100	\$30	\$33,000
Asphalt Binder Material	Tons	450	\$100	\$45,000
Asphalt Surface Material	Tons	300	\$100	\$30,000
Drainage Structures	Each	2	\$3,000	\$6,000
18" RCP	Lump Sum	200	\$30	\$6,000
Erosion Control	Lump Sum	1	\$25,000	\$25,000
Seeding/Grassing	Lump Sum	1	\$5,000	\$5,000
Construction Layout	Lump Sum	1	\$10,000	\$10,000
Electrical Conduits	Lump Sum	1	\$10,000	\$10,000
				\$0
				\$0
			Subtotal	\$268,200
Contingency			10%	\$26,820
Construction/Materials Testing	Lump Sum	1	\$15,000	\$15,000
			Total Estimated Cost	\$310,020

Notes:

1. Cost estimate is based upon providing approximately 350 linear feet of 32' curb and guttered business park roadway including grading, drainage, erosion control,
2. Cost estimate does not include legal, administrative or land costs.
3. No geotechnical investigation has been performed. Rock or undercutting of unsuitable soils is not included in the estimate.
4. Cost estimate does not include installation of a traffic signal at the proposed intersection

Civil & Environmental Consultants, Inc.

PARK 1764				
HICKORY, NORTH CAROLINA				
SEWER LINE EXTENSION				
12-Jan-16				
Description	Unit	Number of Units	Price per Unit	Event Cost
Mobilization	Each	1	\$15,000	\$15,000
Clearing	Acres	3	\$5,000	\$15,000
16" Diameter DI Sewers	Linear Foot	2800	\$75	\$210,000
8" Diameter DI Sewers	Linear Foot	80	\$50	\$4,000
Manholes	Each	15	\$2,500	\$37,500
Stub-outs	Each	1	\$5,000	\$5,000
Erosion Control Allowance	Each	1	\$10,000	\$10,000
Creek Crossing Allowance	Each	1	\$25,000	\$25,000
Tie-in with Existing	Each	1	2500	\$2,500
Seeding/Grassing	Lump Sum	1	\$5,000	\$5,000
			Subtotal	\$329,000
			Contingency	10%
				\$32,900
			Total Estimated Cost	\$361,900

Notes:

1. See exhibit for extents of sewer line extension.

Civil & Environmental Consultants, Inc.

PARK 1764				
HICKORY, NORTH CAROLINA				
REGIONAL STORMWATER MANAGEMENT FACILITY				
12-Jan-16				
Description	Unit	Number of Units	Price per Unit	Event Cost
Mobilization	Each	1	\$14,000	\$14,000
Clearing	Acres	4	\$5,000	\$20,000
Topsoil Stripping	Yards	3000	\$3	\$9,000
Grading	Yards	15000	\$5	\$75,000
Fine Grading	Sq Yds	12000	\$3	\$36,000
Forebay Drain	Each	1	\$15,000	\$15,000
54" RCP	Linear Foot	150	\$120	\$18,000
Headwalls	Each	1	\$5,000	\$5,000
Outlet Control Structure	Each	1	\$50,000	\$50,000
Erosion Control	Lump Sum	1	\$25,000	\$25,000
Seeding/Grassing	Lump Sum	1	\$10,000	\$10,000
Construction Layout	Lump Sum	1	\$10,000	\$10,000
Stormwater Facility Landscaping	Allowance	1	\$25,000	\$25,000
As-Built Survey	Each	1	\$2,500	\$2,500
			Subtotal	\$314,500
Contingency			10%	\$31,450
Construction/Materials Testing	Lump Sum	1		\$20,000
			Total Estimated Cost	\$365,950

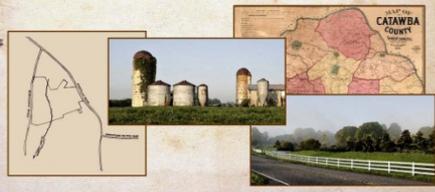
Notes:

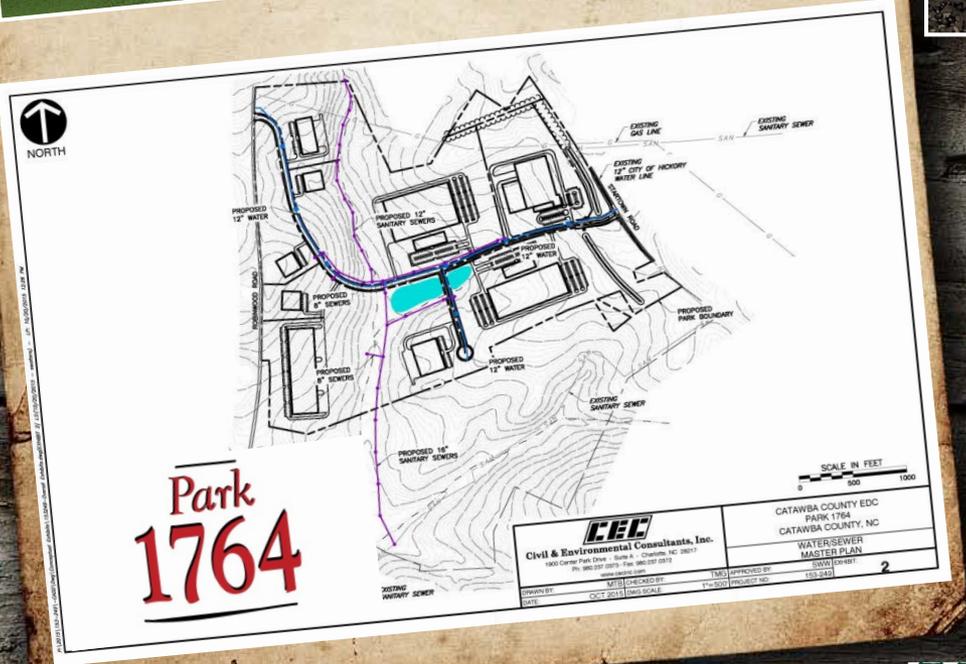
1. Cost estimate is based upon providing a regional stormwater quality measure - See conceptual plans for location.
2. Cost estimate does not include legal, administrative or land costs.
3. No geotechnical investigation has been performed. Rock or undercutting of unsuitable soils is not included in the estimate.
4. Cost estimate does not include mitigation fees for streams/wetlands impacts.
5. The regional stormwater facility will provide water quality measure and detention for sites located on the east side of the existing creek. Not all sites will be



Park 1764

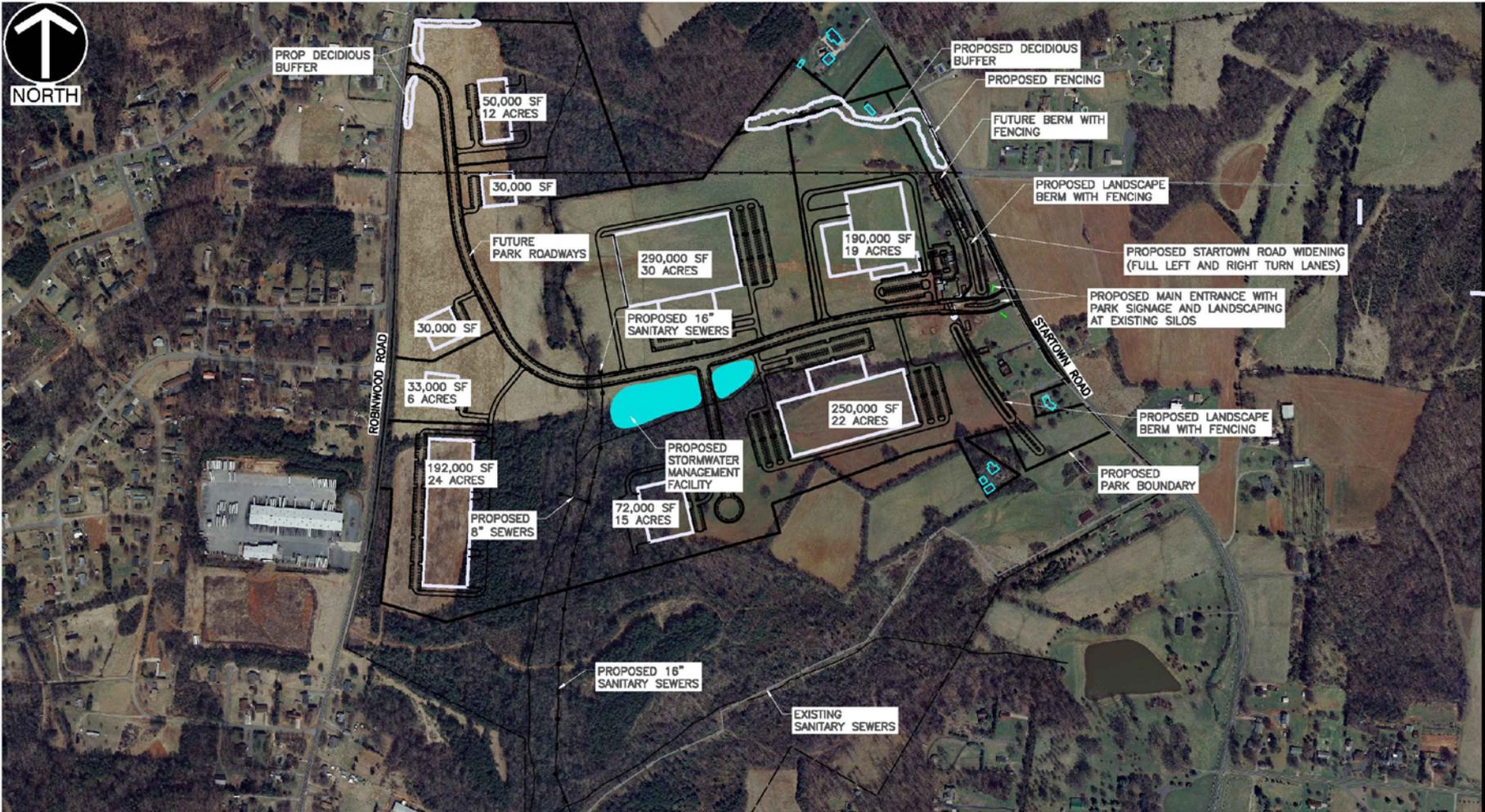
We invite you to consider Park 1764, a 170-acre Class A business park in Catawba County intended to provide jobs & preserve the recognition of this site as an important place in North Carolina's history. It is our intent to develop a business park compatible with the surrounding community and to promote a harmonious development for job creation for Catawba County citizens while continuing the heritage established by Patrick Crowder when he was granted the lands by the British Crown in 1764. Natural lands will be set aside within this park for scenic, natural walking trails that will be open to the public.



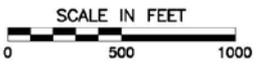




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NOTE:
 BUSINESS PARK ROADWAYS TO BE 32' CURB AND GUTTER STREETS WITH 5' WIDE CONCRETE SIDEWALK.
 PROPOSED ENTRANCE TO INCLUDE AN ACCESS GATE AND NEW CATTLE FENCING.
 TWO SMALL EXISTING GRAIN SILOS TO BE REMOVED - THE LARGER SILOS TO REMAIN AND REHABILITATED.



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CATAWBA COUNTY EDC
 PARK 1764
 CATAWBA COUNTY, NC

PHASE I DEVELOPMENT

DRAWN BY:	MTB	CHECKED BY:	TMG	APPROVED BY:	SWW	EXHIBIT:
DATE:	OCT 2015	DWG SCALE:	1"=500'	PROJECT NO:	153-249	1

Park 1764

Entrance, Landscaping/Berming, WW Improvements

Description		Cost
General Site Demo		\$ 81,400
Berming & Landscaping		\$ 296,450
Startown Road Accel/Decel Lanes	(\$396,700)	\$ -0-
Entry Roadway Construction		\$ 310,020
Sewer Line Construction		\$ 361,900
Regional Stormwater Basin	(\$365,950)	\$ -0-
Alta Survey w/2' topo		\$ 28,000
Stream/Wetland Survey/Delineation		\$ 17,000
Other: Asbestos Surveys, Engineering/Design & Permitting, Traffic Impact Study, Construction Admin, Land Costs, Legal Fees, Administrative Fees		

Request-----\$ 1,094,770

X 50% ---- \$ 547,385