



**MONTHLY
JOB REPORT**
January 2026
1/28/2025

Project Number: 22.07019
Town of Shallotte Project # 8/07/2024
Project Owner: Town of Shallotte
Project Name: Price Landing Park

Contractor: Cinderella Partners (or "Cinderella" herein)

Contract Amount: \$3,070,099.60
No. of Contract Modifications: 6
Revised Contract Amount: \$3,078,517.87

NTP: 8/07/2024
Original Contract Time: 211 Calendar Days to Substantial Completion
225 Calendar Days to Final Completion

Contract Time Remaining: 0 Calendar Days to Final Completion
Completion Date (Substantial): 5/29/2025 (CO #4)
Completion Date (Final): 6/13/2025 (CO #4)
Liquidated Damages \$500 Per Calendar Day after Substantial Completion
\$500 Per Calendar Day after Final Completion

Contractor's Schedule

- Contractor had been granted a time extension to June 13, 2025, for final completion. As of this date the project is not complete, and the Contractor has not been granted any further time extensions. The latest updated schedule submitted by the Contractor has a final completion date of November 28, 2025. A copy has been attached.
- As a result of the Section 3.1 meeting that was held between the Owner, McGill, Contractor and Contractor's Surety Company the Contractor was advised that the Substantial Completion date has been set at December 5, 2025, and the Final Completion date is December 19, 2025. Contractor has not met either date.

Construction Activities – Past 30 Days

- Due to poor subgrade soil conditions in the North Parking Lot Owner directed Contractor to put all work related to the North Parking Lot on hold until further notice.
- Restroom structure completed. Contractor needs to get final inspections and Certificate of Occupancy from Brunswick County.
- Picnic Pavilion complete. Contractor needs to get final inspection and Certificate of Occupancy from Brunswick County.

- South boardwalk construction complete. Contractor needs to get final inspection and Certificate of Occupancy from Brunswick County.
- South Parking Lot paving and walking trail are complete.
- Landscape beds have been planted, and irrigation piping has been installed but not tested as of this date.

Construction Activities – Remaining

- Complete irrigation testing
- Complete all thermoplastic parking stall and fire lane striping
- Complete water service testing
- Coordinate energizing electric service to the site with BEMC
- Provide all submittals and testing reports for products being used
- Obtain Certificate of Occupancy for Restroom, Picnic Pavilion, South Boardwalk (including Pavilion) and overall site
- Provide as-built survey of complete site
- Provide all required Close Out documents
- Finalize change order credit for North Parking Lot deletion

However, completion of the above items does not relieve the Contractor of his contractual responsibilities to complete items inadvertently omitted from this list. A punch list will be developed and provided to the contractor when the Contractor applies for Substantial Completion.

Submittals

- None outstanding by Engineer

Request for Information

- None outstanding by Engineer

Request for Proposals

- No requests for proposal have been initiated

Proposals Received

- No proposals received

Change Orders Billed Against Owner's Contingency

- CO #1 – Water Connection Changes (Brunswick County) – \$9,980.00
- CO #2 – Overage on Excavation / Unsuitable Soils – \$9,992.24.
- CO #3 – Drainage revisions (ECS) for North Parking Lot – \$21,333.76
- CO #5 – Restroom Roof Material & Circuit for Grinder Pump - \$9,012.50 (\$3,686.24 toward contingency; \$5,326.26 added to contract)

- CO #6 – 30 LF of Trench Drain - \$3,092.01 added to contract

Change Orders to Contract

- CO #1 – Water Connection Changes (Brunswick County) – 5 Days
- CO #2 – Overage on Excavation / Unsuitable Soils – 5 Days
- CO #3 – Drainage revisions (ECS) for North Parking Lot – 7 Days
- CO #4 – Final Completion Extension to June 13, 2025.
- CO #5 – Restroom Roof Material and Circuit for Grinder Pump - \$5,326.26 added to contract
- CO #6 – 30 LF of Trench Drain - \$3092.01 added to contract
- CO #7 – Credit for changing the lighting at the boardwalk to low voltage – \$4,600.00 deleted from contract
- CO #8 – Credit for not painting the PVC pipes - \$200.10 deleted from contract

Change Orders Rejected

- None pending

General Discussion

- All parking lot striping is specified to be thermoplastic pavement markings. Due to temperature constraints the thermoplastic pavement markings cannot be applied between December 15th and the following March 16th as per NCDOT specifications. Therefore, the contract completion will be March 2026. The warranty period will begin at the date of Final Completion and acceptance by the Town.
- All of the Structural Engineer's punch list items have been completed on the South Boardwalk except final approval of the hog slat repair material. The information regarding the minimum 28 day compressive strength of the material was not available from the material supplier. In lieu of providing the information the Contractor has agreed to provide a one (1) year extension to their warranty bond to cover any repairs if needed to the material. This resolution was acceptable to the Structural Engineer.

Contractor Action Items

- See Construction Activities remaining section above.

Engineer and Subcontractor Action Items

- McGill continues to review documents from the contractor as they arrive.

Owner Action Items

- None Pending

Material Stored on Site

- None

Engineer's Observations

- Contractor is actively working to finalize all project components.
- Contractor is maintaining all erosion control measures.
- Schedule for substantial completion was 5/29/25 and it was not met, which will result in liquidated damages of \$500/day until such a time that substantial completion is achieved. As of this date contractor is 244 days past the substantial completion date.

Next Monthly Job Report:

- February, 2026

End of Monthly Job Report