



**MONTHLY
JOB REPORT**
August 2025
8/27/2025

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

Outstanding Items

- Pending Change Order #7 submission from contractor for boardwalk light fixture revision. Change Order will be for a \$4,600.00 credit.

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. An updated schedule for completion has been submitted by contractor and is attached. Pay Applications were being held until a schedule was provided. Based on receiving the schedule Pay Application No. 10 was submitted for processing. Pay Application No. 11 was retracted by the Contractor.

Construction Activities – Past 30 Days

- Contractor advised that they are still attempting to dry out the North Parking Lot subgrade. They received a recommendation from ECS on 6/4/25 to remove the wet areas and replace with 12-18 inches of clean, dry sand. However, the parking lot until recently had water pumping up through the subgrade preventing them from adding the sand. It appears to be drying out, so they started

placement of the sand last week. Contractor is scheduling a subgrade proof roll with ECS for 8/27.

- Restroom structure completely built except for final metal roof. The metal roof material is stored on-site. Contractor awaiting roof framing inspection from Brunswick County prior to placing final roofing.
- Handrail on restroom ramps and porch being installed and is 90% complete.
- South boardwalk deck framing construction progressing. Construction of South boardwalk complete up to Pavilion. Pavilion is currently being built along with ramp to Kayak Launch. Due to the misalignment of the piles on the South Boardwalk from the Pavilion to the end of the walkway, the contractor was directed to remove and replace the piles. North boardwalk (Mulberry Street) complete except for cable railing.
- Water piping for Misters has been installed. Contractor grading around Misters in order to install decking.
- Tot Lot construction 100% complete.

Construction Activities – Next 30 Days

- Install stone subbase and bituminous paving for parking lots – stone subbase on main parking lot approximately 30% complete.
- Construction of south boardwalk deck, pavilion, and kayak launch.
- Installation of lighting on south boardwalk.
- Construction of sidewalks. Contractor was directed to remove and replace the concrete sidewalk and stairs at the south end of the site near the outdoor classroom. The sidewalk and stairs were not built per the plan requirements. Contractor was directed to remove and replace the new sidewalk that was damaged at the radius near the picnic shelter and all of the sidewalk in front of the picnic shelter and the restroom that was also damaged. Contractor advised that they intend to replace all concrete sidewalk and stairs prior to paving.
- Construction of restroom interior finishes and metal roofing.
- Construction of asphalt trails; to date trails have been laid out by Surveyor.
- Construction of pedestal misters and decking.
- Final grading, seeding and landscaping.

Submittals

- None outstanding

Request for Information

- None Outstanding

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 (See Above)
- CO #6 – 30 LF of Trench Drain - \$3092.01 added to contract

Change Orders Rejected

- None pending

General Discussion

- Owner requested to use Pearl Glam Beautyberry plants in lieu of the Autumn Ivory Encore Ivory (AI) plants and Hummingbird Clethra in lieu of the Eleanor Taber Hawthorne (RU) plants shown on the Landscape Plan (C-110). The plant counts would remain the same. Contractor advised this will be done at no additional cost and/or not impact to the schedule.
- BEMC's contractor while installing lighting conduit in the north parking lot damaged the last section of the underdrain that was installed along the east side of the lot. Contractor will repair drain and have ECS approve repair.

Contractor Action Items

- Finalize all outstanding submittals.
- Replace damaged sidewalk and concrete stairs near Outdoor Classroom, in front of picnic shelter and restroom.
- Submit Change Order No. 7 for boardwalk lighting revision.
- Contractor was directed to inspect all silt fence and fix the unstable sections.

Engineer and Subcontractor Action Items

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

Owner Action Items

- Finalize waterline relocation on Mulberry Street including site service relocation.

Material Stored on Site

- Misters
 - Delivered onsite by freight and wrapped in shrink wrap.

Engineer's Observations

- Contractor is actively working on 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 90 days past the substantial completion date. Final completion was scheduled for 6/13/25 and it was not met, which will result in liquidated damages of \$500/day until such a time that final completion is achieved. As of this date contractor is 75 days past the final completion date.

Next Monthly Job Report:

- September, 2025

End of Monthly Job Report

