



**MONTHLY
JOB REPORT**
September 2025
10/2/2025

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 #8 submission from contractor for North Parking Lot subgrade stabilization.

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 had a final completion date of September 19, 2025 which has not been met. An updated schedule for completion has been requested from the Contractor. Contractor has been advised that Pay Applications are being held until a revised schedule is provided.

Construction Activities – Past 30 Days

- On September 15th 8 test pits were dug throughout the North Parking Lot and the lot was proof rolled. ECS was on site and inspected the test pits and witnessed the proof roll. A majority of the lot did not pass the proof roll. ECS provided the recommendations to stabilize the entire parking

lot in order to allow the Contractor to proceed with placement of subbase and pavement. Contractor is currently working up pricing for the stabilization work.

- Restroom structure completely built except for painting of doors and trim.
- Handrail on restroom ramps and porch completely installed.
- 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.
- Water piping and concrete pads for Misters has been installed. Contractor grading around Misters in order to install decking.
- Began installation of lighting on South Boardwalk.
- Contractor removed and replaced the new sidewalk that was damaged near the picnic shelter, along with all of the sidewalk in front of the picnic shelter and the restroom.

Construction Activities – Next 30 Days

- Install stone subbase and bituminous paving for parking lots and walking trails – stone subbase on south (main) parking lot and walking trails approximately 95% complete.
- Construction of south boardwalk deck, pavilion, and kayak launch.
- Complete 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.
- Installation of pedestal misters and construction of decking.
- Installation of irrigation system.
- 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
- 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

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.

Contractor Action Items

- Finalize all outstanding submittals.
- Replace damaged sidewalk and concrete stairs near Outdoor Classroom.
- 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

- Owner coordinating with BFPE regarding installation of manual dry stand pipe on South Boardwalk. Anticipated schedule for installation is the week of October 6, 2025.

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 126 days past the substantial completion date.

Next Monthly Job Report:

- October, 2025

End of Monthly Job Report