CITY COUNCIL

Ed L. Hatley, Mayor
Kevin Demeny, Mayor Pro Tem
Mark Johnson
Jill Tipton
Roby Jetton

Lincolnton NC
Near the City. Near the Mountains. Near Perfect.

CITY MANAGER

Ritchie Haynes
rhaynes@lincolntonnc.org
CITY CLERK
Daphne Ingram
dingram@lincolntonnc.org
CITY ATTORNEY
John M. Friguglietti, Jr.

STAFF REPORT

TO:	**City Council**
VIA:	Ritchie Haynes, City Manager
DATE:	September 3, 2026
FROM:	Scott Clark, Assistant City Manager
PREPARED BY:	Scott Clark, Assistant City Manager
SUBJECT:	Public Services Facility Change Order for Entrance/Parking Lot

SUMMARY STATEMENT

City Council is requested to approve a change order for the Public Services Facility Project

REVIEW

The Public Services Facility project is progressing according to schedule. The current progress through August 31, 2026, is at **48% completion**. The site continues to present unforeseen challenges that require additional measures beyond the project scope.

Edifice Construction has encountered unstable subgrade within the existing entrance and proposed parking lot. The project management team has identified three (3) risk-based options for stabilizing the subgrade.

Staff reviewed the three (3) options and prefers to proceed with option #3, in the amount of $129,225 with a 15% contingency. The total for the change order and contingency is $148,608.75

RECOMMENDATION

Staff recommends City Council approve the change order and contingency in the amount of **$148,608.75** and authorize the City Manager to execute all documents associated with the change order.

Attachment: Change Order and risk-based options data

CATAWBA VALLEY
ENGINEERING & TESTING

PO Box 747
Hickory, NC 28603

1490 South Center Street
Hickory, NC 28602

828 578 9972 O
www.cvet.net

NC Firm No. C-3833
SC Firm No. 5201
NC Firm No. C-3833
SC Firm No. 5201
VA Firm No. F2134437
TN Firm No. 10724
Massachusetts
Alabama ECA51432
Maryland

August 17, 2026

Mr. David Ramsey
Business Services Director
City of Lincolnton
PO Box 617
Lincolnton, North Carolina 28902
dramsey@lincolntonnc.org

Re: Parking Lot Remedial Recommendations
Lincolnton Public Services Center
500 Sigmon Rd.
Lincolnton, North Carolina
CVET Project No.: 26-083

Dear Mr. Ramsey,

Catawba Valley Engineering and Testing (CVET) is providing this letter summarizing our remedial recommendations for the yielding subgrade areas encountered within the proposed parking lot area at the new Public Services Center in Lincolnton, North Carolina.

CVET observed a proofroll on August 14, 2026, on the exposed subgrade soil within the approximate area displayed on the appended sketch. The areas denoted in green on the appended sketch were stable under the load of the proofroll and were approved after surficial subgrade remediation. The areas denoted in blue and pink on the appended sketch were unstable under the load of the proofroll. Unstable areas were further evaluated by excavation of three (3) shallow test pits (TP) at the approximate locations on the appended sketch. TP-1 was terminated at a depth of 4 feet below existing subgrade elevation and did not penetrate the low consistency, dark gray, wet sandy clay. TP-2 and TP-3 were terminated at depths ranging from approximately 2 to 3 feet below existing subgrade elevation, where suitable bearing soils were encountered.

Based upon the observations during the proofroll, areas of remediation have been recommended before construction of the overlying pavement system. Three options for remediation have been generated, along with their respective level of associated risk and are as follows:

Lowest Risk – Highest Cost

The lowest risk option to address the unstable soils encountered in the parking lot areas would be to completely remove and replace the low

AASHTO ACCREDITED

Geotechnical Engineering
Environmental Services
CMT/Special Inspections

consistency soils. If this option is elected, the undercut should extend to suitable bearing soils and no greater than 6 feet below soil subgrade elevation. The base of the undercut should be evaluated by CVET prior to backfilling with approved structural fill soil. The structural fill soil is recommended to be compacted to the specifications presented in the Geotechnical Engineering Report dated October 25, 2024, and prepared by CVET (Project No.: 24-573). This option will not be the most economical option, but the risks associated with the existing low consistency soils will be almost eliminated.

Moderate Risk

The moderate risk option to address the unstable soils encountered in the parking lot areas would be to perform a limited undercut and replacement of the low consistency soils. If this option is elected, the undercut should extend to a depth of 3 feet below soil subgrade elevation. Installation of a heavy, non-woven geotextile (Mirafi HP570 or approved equivalent) is recommended at the base of the undercut, prior to backfilling with compacted ABC stone to 100% of the standard Proctor method (ASTM D-698). This option will not completely eliminate the risks associated with the existing low consistency soils; however, the anticipated lifespan before maintenance is required is estimated to be in excess of 10 years.

Highest Risk – Lowest Cost

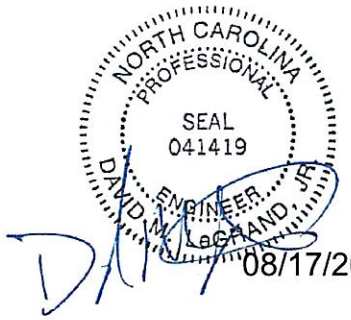
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The contents of this report are provided for the use of the City of Lincolnton, and associated parties for this specific project and are not intended to be used as the basis for design and construction for any other project. The contents of this report shall not be utilized by any other parties unless written permission is granted by CVET. CVET disclaims all liability from the misuse or reliance, by any such parties, of the contents brought forth in this report.

We appreciate the opportunity to provide professional geotechnical engineering services for your project. If you have any questions regarding the contents of this report, please feel free to contact us.

Sincerely,

CATAWBA VALLEY ENGINEERING AND TESTING, P.C.



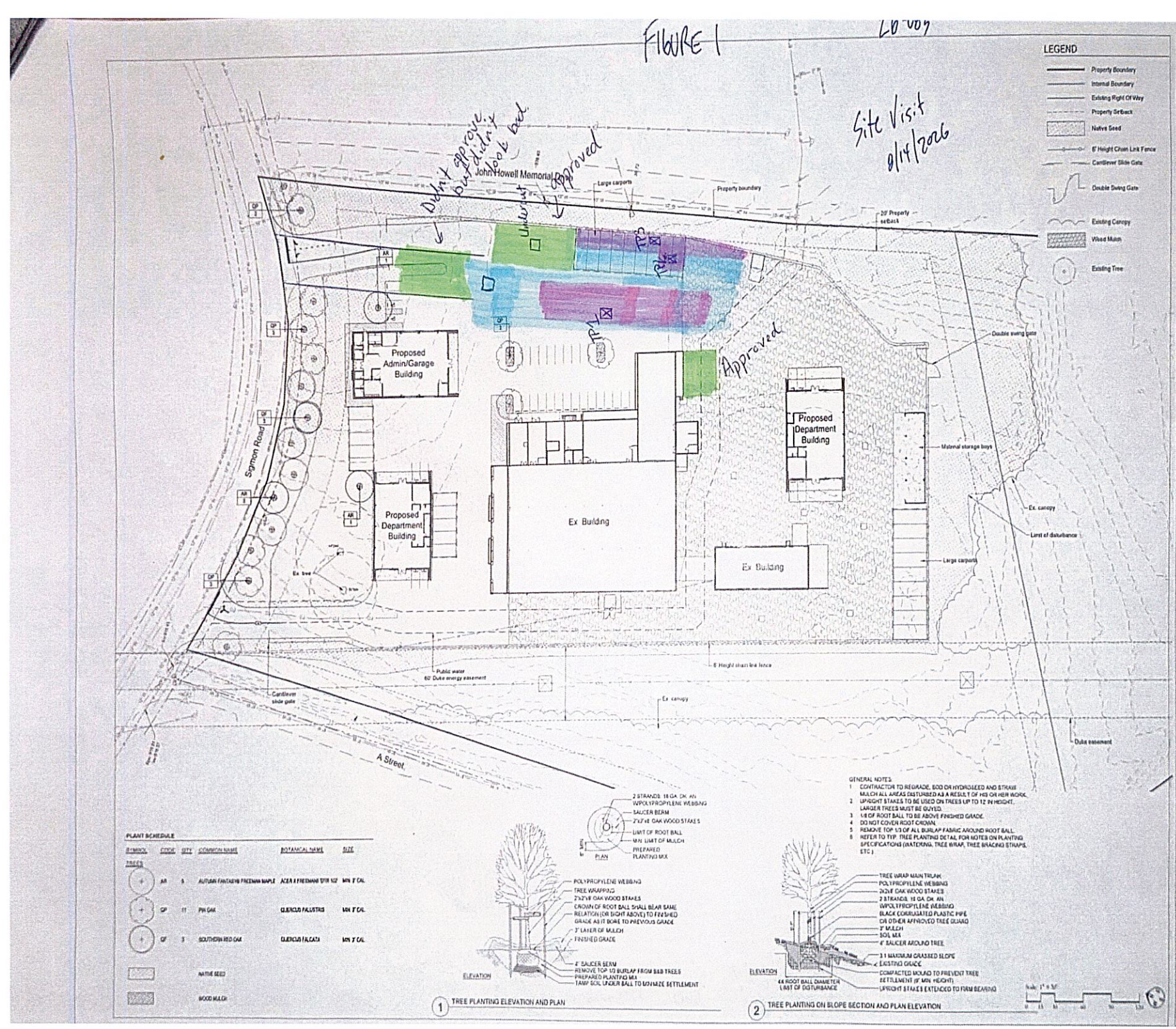
David M. LeGrand, Jr.,
President
NC 041419

08/17/2026

Attachment: Figure 1 – Proofroll Sketch

FIGURE 1

LD-009



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES					
	AR	5	AUTUMN FANTASY® FREEMAN MAPLE	ACER x FREEMANII 'SYR NZ'	MIN 3" CAL
	QP	11	PIN OAK	QUERCUS PALUSTRIS	MIN 3" CAL
	QF	3	SOUTHERN RED OAK	QUERCUS FALCATA	MIN 3" CAL
			NATIVE SEED		
			WOOD MULCH		

1 TREE PLANTING ELEVATION AND PLAN

2 TREE PLANTING ON SLOPE SECTION AND PLAN ELEVATION

GENERAL NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE.
4. DO NOT COVER ROOT CROWN.
5. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL.
6. REFER TO TYP. TREE PLANTING DETAIL FOR NOTES ON PLANTING SPECIFICATIONS (WATERING, TREE WRAP, TREE BRACING STRAPS, ETC.)

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
North Carolina
Maryland
Delaware
STEWART
DEVITA Engineering Great Ideas
MERRICK
EDIFICE
SEAL 23609
11/07/2025

Lincolnton NC

NEW CITY OF LINCOLNTON PUBLIC SERVICES CENTER
500 BIGMON RD
LINCOLNTON, NC 28092

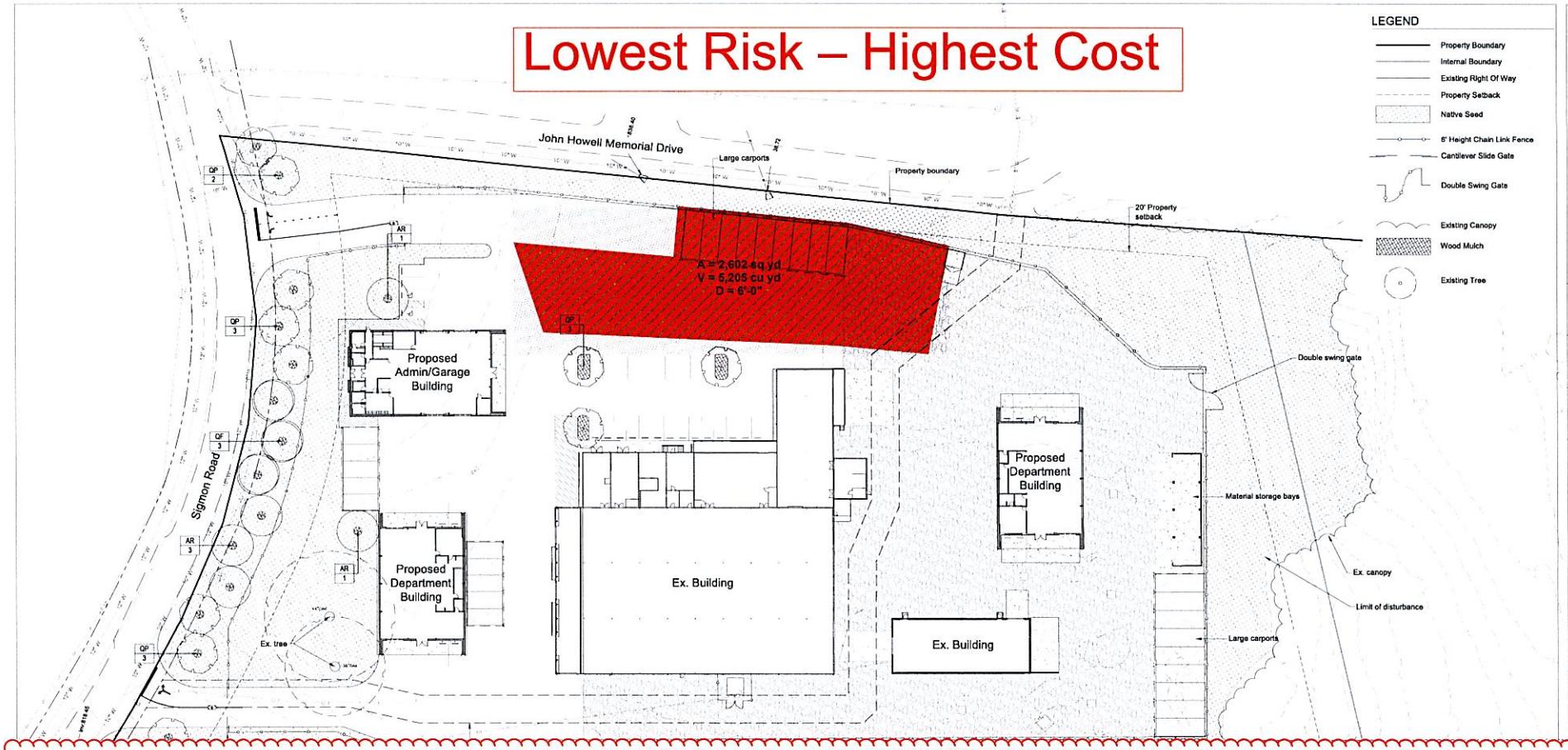
ISSUED

PLANTING PLAN

PROJECT NO: 25220004.00
DATE: 10.31.2025
SCALE: 1" = 30'
DRAWN BY: PROJ MGR

L100

Lowest Risk – Highest Cost



1 Lowest Risk – Highest Cost

6' Undercut/Haul Off/Import Stone	Rate	Qty.	
Undercut Excavation, Haul Off (Per CY)	$ 30.00	5205	$ 156,150.00
Import ABC Stone (Per Ton)	$ 55.00	9108.75	$ 500,981.25
Fabric, HP G37 (Equivalent to HP 370)	$ 6.00	2600	$ 15,600.00
		Total:	**$ 672,731.25**

The lowest risk option to address the unstable soils encountered in the parking lot areas would be to completely remove and replace the low consistency soils. If this option is elected, the undercut should extend to suitable bearing soils and no greater than 6 feet below soil subgrade elevation. The base of the undercut should be evaluated by CVET prior to backfilling with approved structural fill soil. The structural fill soil is recommended to be compacted to the specifications presented in the Geotechnical Engineering Report dated October 25, 2024, and prepared by CVET (Project No.: 24-573). This option will not be the most economical option, but the risks associated with the existing low consistency soils will be almost eliminated.

AR	5	AUTUMN FANTASY® FREEMAN MAPLE	ACER X FREEMANII 'DTR 102'	MIN. 3" CAL.
QP	11	PIN OAK	QUERCUS PALUSTRIS	MIN. 3" CAL.
QF	3	SOUTHERN RED OAK	QUERCUS FALCATA	MIN. 3" CAL.
		NATIVE SEED		
		WOOD MULCH		



1 TREE PLANTING ELEVATION AND PLAN



2 TREE PLANTING ON SLOPE SECTION AND PLAN ELEVATION

Scale: 1" = 30'
0 15 30 60 90 120

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
North Carolina
Maryland
Delaware

STEWART
DEVITA
MERRICK
EDIFICE

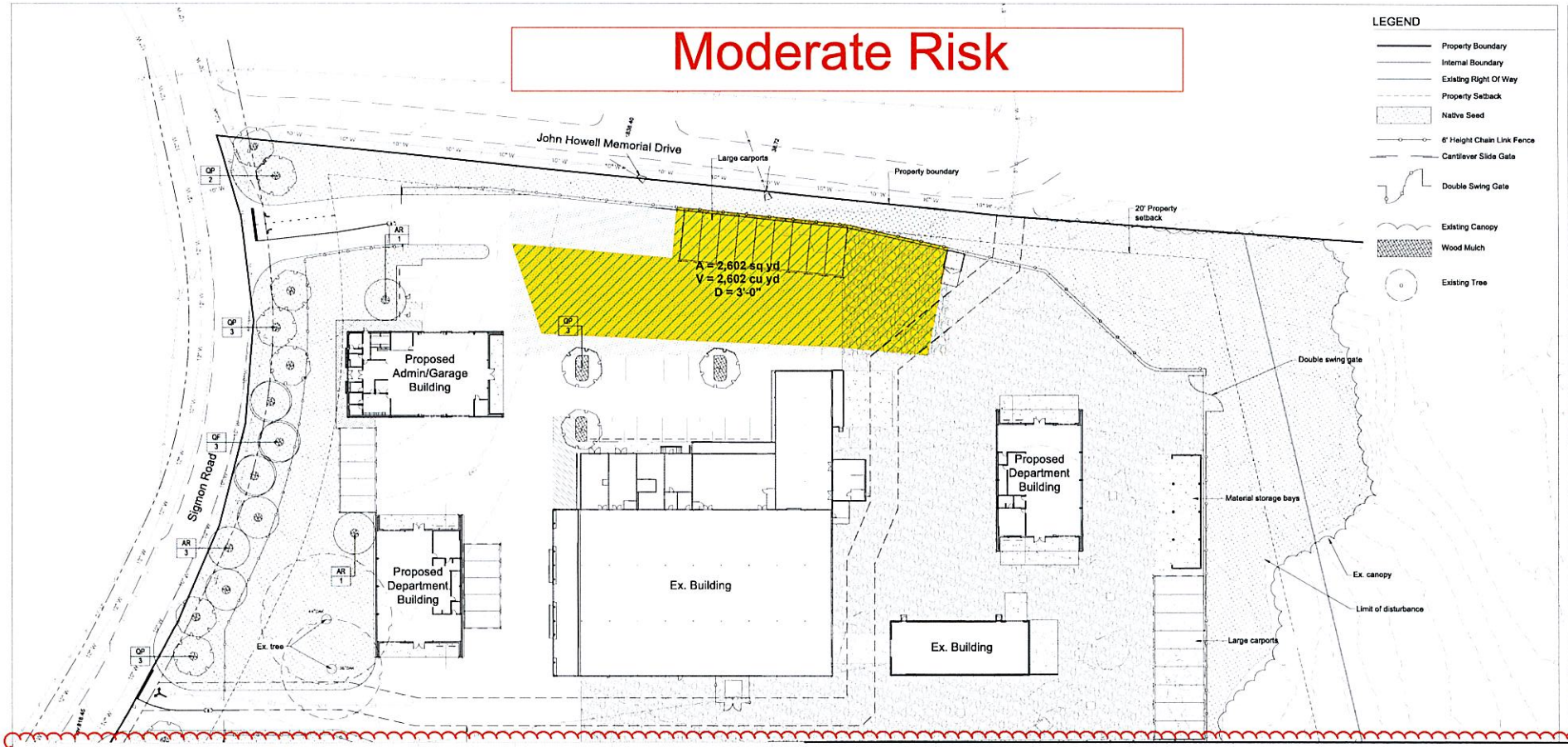
SEAL 23505
11/07/2025

Lincolnton NC

PROJECT NO: 2023364.0
DATE: 10.31.2025
SCALE: 1" = 30'
DRAWN BY: PROJ MGR:

L100

Moderate Risk

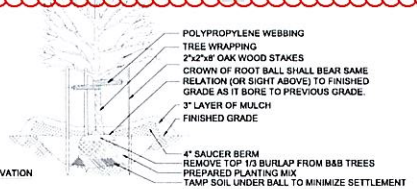


2 Moderate Risk

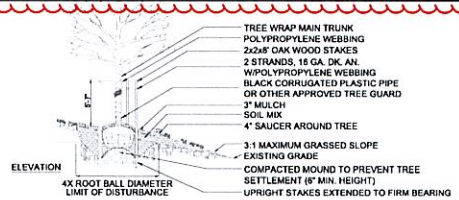
3' Undercut/Haul Off/Import Stone	Rate	Qty.	
Undercut Excavation, Haul Off (Per CY)	$ 30.00	2602	$ 78,060.00
Import ABC Stone (Per Ton)	$ 55.00	4553.5	$ 250,442.50
Fabric, HP G37 (Equivalent to HP 370)	$ 6.00	2600	$ 15,600.00
		Total:	**$ 344,102.50**

The moderate risk option to address the unstable soils encountered in the parking lot areas would be to perform a limited undercut and replacement of the low consistency soils. If this option is elected, the undercut should extend to a depth of 3 feet below soil subgrade elevation. Installation of a heavy, non-woven geotextile (Mirafi HP570 or approved equivalent) is recommended at the base of the undercut, prior to backfilling with compacted ABC stone to 100% of the standard Proctor method (ASTM D-698). This option will not completely eliminate the risks associated with the existing low consistency soils; however, the anticipated lifespan before maintenance is required is estimated to be in excess of 10 years.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
AR	5	AUTUMN FANTASY® FREEMAN MAPLE	ACER X FREEMANII 'DTR 102'	MIN. 3" CAL.
QP	11	PIN OAK	QUERCUS PALUSTRIS	MIN. 3" CAL.
QF	3	SOUTHERN RED OAK	QUERCUS FALCATA	MIN. 3" CAL.
		NATIVE SEED		
		WOOD MULCH		



1 TREE PLANTING ELEVATION AND PLAN



2 TREE PLANTING ON SLOPE SECTION AND PLAN ELEVATION

Scale: 1" = 30'

BECKER MORGAN GROUP
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333 Jacklin Drive, Suite 120
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1942 East 7th Street, Suite 240
Charlotte, NC 28204
980.270.9100
314 East Main Street
Clayton, NC 27520
919.243.1332
Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100
Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
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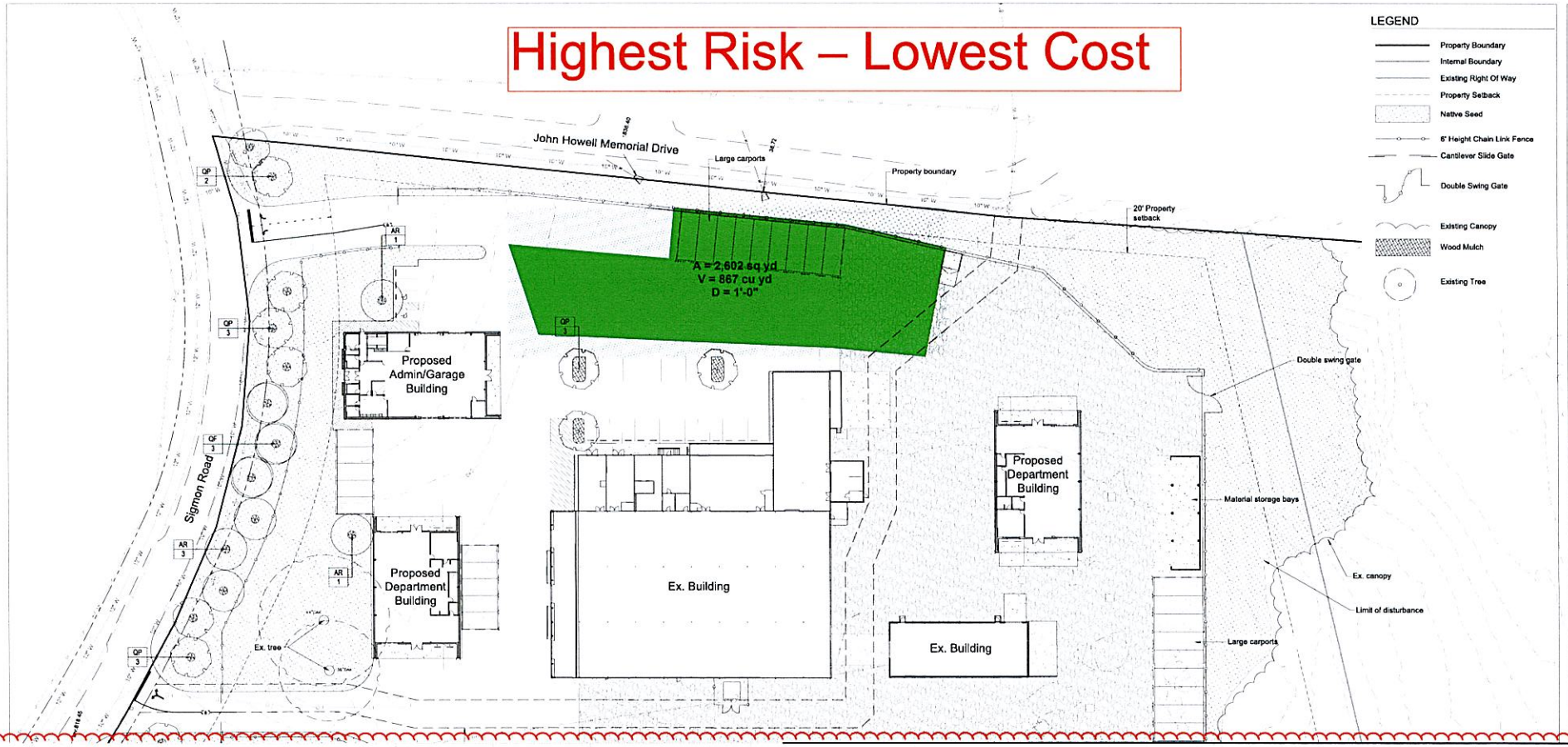
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23505 ROBERT E. THOMPSON
11/07/2025

Lincolnton NC

PROJECT NO: 2023364.00
DATE: 10.31.2025
SCALE: 1" = 30'
DRAWN BY: PROJ MGR.

L100

Highest Risk – Lowest Cost

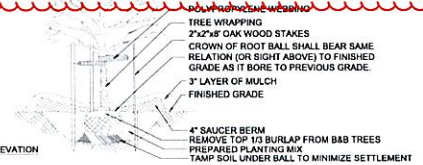


3 Highest Risk – Lowest Cost

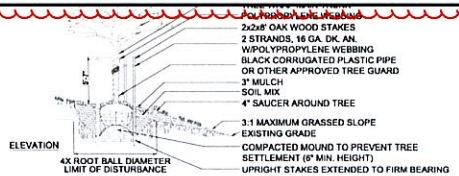
1' Undercut/Haul Off/Import Stone	Rate	Qty.	
Undercut Excavation, Haul Off (Per CY)	$ 30.00	900	$ 27,000.00
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		Total:	**$ 129,225.00**

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1 TREE PLANTING ELEVATION AND PLAN



2 TREE PLANTING ON SLOPE SECTION AND PLAN ELEVATION

Scale: 1" = 30'
0 15 30 60 90 120

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North Carolina
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SEAL 23505 ENGINEER ROBERT E. TRIPP JR.
11/07/2025
Lincolnton NC

PROJECT NO: 2023364.0
DATE: 10.31.2025
SCALE: 1" = 30'
DRAWN BY: PROJ MGR.

L100

1 **Lowest Risk – Highest Cost**

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2 **Moderate Risk**

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		Total:	**$ 129,225.00**

*Tonnage will paid for tonnage weight on tickets from quarry.
*Actual cubic yards and quantities will be verified by SI based on actual site conditions and soil remediation completed and verified using CVET inspection report and unsuitable soil approval form.

The lowest risk option to address the unstable soils encountered in the parking lot areas would be to completely remove and replace the low consistency soils. If this option is elected, the undercut should extend to suitable bearing soils and no greater than 6 feet below soil subgrade elevation. The base of the undercut should be evaluated by CVET prior to backfilling with approved structural fill soil. The structural fill soil is recommended to be compacted to the specifications presented in the Geotechnical Engineering Report dated October 25, 2024, and prepared by CVET (Project No.: 24-573). This option will not be the most economical option, but the risks associated with the existing low consistency soils will be almost eliminated.

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The high risk option to address the unstable soils encountered in the parking lot areas would be to perform minimal undercut and replacement with additional ABC stone base beneath the proposed pavement section. If this option is elected, the undercut should extend a minimum of 12-inches below existing subgrade elevation. Installation of a lighter, non-woven geotextile (Mirafi HP370 or approved equivalent) is recommended at the base of the undercut, prior to backfilling the undercut in a single lift of ABC stone. This option will not eliminate the risks associated with the low consistency soils. Routine maintenance of this area of parking should be anticipated within 5 years after construction. We recommend that if this option is elected, a maintenance budget be established to extend the lifespan of the pavement system.

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			$ 129,225.00

Unsuitable Soil Allowance Balance: **$ 56,763.00**

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