

From: Johnson, Tim R [mailto:timr.johnson@ncparks.gov]
Sent: Tuesday, January 12, 2016 12:18 PM
To: 'Susan Parker'
Cc: Pete Armstrong (pete_armstrong@ncsu.edu); Bryan, Luann; Tingley, Carol
Subject: Sunset Beach Town Park - PARTF Project 2013-753

Ms. Parker:

Pete and I would like to thank you for taking the time to meet with us last Tuesday (January 5). It was great meeting everyone and seeing what you all have accomplished in the park with your Parks and Recreation Trust Fund Grant. It is truly a beautiful park and we commend you on what has been completed to date. The citizens of Sunset Beach (and your many seasonal visitors!) are fortunate to have such a picturesque park.

As we discussed during our meeting, we understand that PARTF projects, because they generally take two to three years to complete, may need to be amended because of unforeseen and uncontrollable circumstances. As you explained to us, the only amenities left to be completed (now that the restroom has received Council approval) are: the renovation and relocation of the floating dock/pier, the observation deck (to be built out into the water), and the covered seating area/gazebo (proposed at 2,000 SF). When we are presented proposed changes to projects, we must look at:

- 1) Are the items being amended substantial amenities in the park project?
- 2) Is there sound justification for why the amenities must be altered?
- 3) Would altering the amenities in question, change the experience of park users?
- 4) Would the project have received the same consideration from the Parks and Recreation Authority, with the proposed amendments.....in other words, would the project have scored any differently/scored as high, which may have had an effect on the project being funded?

As we discussed during our meeting, we believe there are options to amend your project that are consistent with the proposed project and contract. This would keep the Town of Sunset Beach in good standing within the Parks and Recreation Trust Fund program and with the Parks and Recreation Authority.

- A) Renovation and relocation of the floating dock/pier: As you pointed out, you have renovated the pier and made it more accessible and much safer. It would be nice if it could be moved and was actually "floating", however the cost in relocating it seems to be more costly than previously expected and a floating dock/pier may actually be unsafe with large wakes frequently crashing in.

Solution: We think that the Town has met the requirements of this item because although it is not floating and is not relocated, park users can still fish from/enjoy the pier/dock and it appears to be a safer and more accessible feature. We ask that before the project closes out, be sure to have a building inspector, etc. look over the pier/dock to ensure complete safety.

- B) Construction of observation deck out into the water: Although you haven't started this element yet, as we discussed on site, the following will be acceptable.

Solution: The Town may build the observation deck along the shore, instead of out into the water. We understand that costs on this item exceeded your estimates and we believe park users may receive a similar viewing experience from an observation deck along the shore.

- C) Construction of covered seating area/gazebo (2,000 SF): It was brought to our attention that there is some concern about building a large structure in the middle of the property and the thought that it may obstruct the view of the water, be an eyesore, etc. There was conversation about completely deleting this amenity or possibly moving it and altering the size.

Solution: While we believe the covered seating area/gazebo would be extremely attractive and would be greatly used by park patrons as was proposed, we respect the opinion that built as such, may be seen by some as distracting from the natural beauty of the park. However, removing it completely from the project would violate the terms of the contract by not providing the amenities agreed upon. It will be acceptable, however, to move the "covered seating area/gazebo" to another part of the park. Likewise, it will also be acceptable to build a smaller structure. The goal here is that the same type of facility will be available to park patrons as was proposed in the grant proposal and was accepted by the Parks and Recreation Authority.

As for the Educational/Informational Kiosks (which is not a major element of the project), we agree with the Town that one or two will suffice, along with using the information panels on the sides of the trash/recycling receptacles on site.

For the above three items to be amended (A, B, C), please provide: justification information as to the reason for each, a revised site plan, revised project element list and revised project cost estimates for approval.

We are excited that you are nearing completion of the project and look forward to working with you to see it through. Please let us know if you have any questions.

Regards,

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