

CONTRACT ROUTING FORM

1. Complete the information below BEFORE printing and completing items 2 through 7. Items in red are required.

Department: Planning Department

Department contract file name (use effective date): Morgan Ridge Ph. II_Planning_20240510

Project Code: Click here to enter text.

Contract type: Contract

Contracted Services/Goods: Financial Guarantee for Infrastructure

Contract Component: Payment and Performance Bond

Change Order Number/Addendum Number: Click here to enter text.

Vendor Name: Fuller-Morgan Ridge, LLC

Effective Date: 05/10/2024

Approved by: County Manager

Date approved by the BOC: Click here to enter text.

Ending Date: 2/13/2026

Total Amount: Financial Guarantee - \$258,600.00

Please Return Contract to:

Name: Hunter Glenn

Email:

hunter.glenn@chathamcountync.gov

Special Instructions for Clerks

Office:

2. Department Head or his/her designee has read the contract in its entirety.

By: Jamon Full (Department Head signature required)

3. County Attorney has reviewed and approved the contract

County Attorney has reviewed and rejects the contract Reason: _____

This is an automatic renewal and does not require approval from the County Attorney: Yes No



If this box is checked the County Attorney's Office has reviewed the contract but has not made needed changes to protect the County because the contract is a sole source contract and the services required by the County are not available from another vendor.

4. Technical/MIS Advisor has reviewed the contract if applicable. Yes No

5. Vendor has signed the contract. Yes No

6. A budget amendment is necessary before approval. Yes No

If budget amendment is necessary, please attach to this form.

7. Approval

Requires approval by the BOC - contracts over \$100,000.00. Follow Board submission guidelines.

Requires approval by the Manager – contracts \$100,000 or less.

8. Submit to Clerk.

Clerk's Office Only

Finance Officer has signed the contract

The Finance Officer is not required to sign the contract

NORTH CAROLINA
CHATHAM COUNTY

THIS CONTRACT FOR SUBDIVISION IMPROVEMENTS (this "Contract") made and entered into this the 10th day of May, 2024 by and between Fuller – Morgan Ridge, LLC with a mailing address of 8801 Fast Park Drive, Suite 301, Raleigh, North Carolina 27617 (the "Developer") and Chatham County, a body politic and corporate of the State of North Carolina, with a mailing address of Post Office Box 54, Pittsboro, North Carolina 27312 (the "County");

W I T N E S S E T H:

WHEREAS, the Developer wishes to guarantee the satisfactory construction, installation, and completion of all improvements required by the County and previously agreed to by the Developer for Morgan Ridge Phase II (the "Subdivision").

NOW, THEREFORE, Developer and County agree as follows:

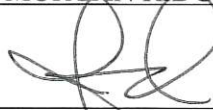
1. The Developer shall apply for all necessary permits or approvals and shall construct, install, and complete the improvements as set forth in the records of the County approving the Subdivision, including, without limitation, all correspondence, cost estimates, subdivision plats, and other filings, which records are incorporated in this Contract by reference (the "Improvements").
2. The Developer shall provide adequate security acceptable to the County in an amount not less than the amount determined by Cameron N. Rice, P.E., a licensed architect or engineer, with Advanced Civil Design, sufficient to secure the satisfactory construction, installation, and completion of the Improvements based on a Total Cost of Improvements letter, dated February 13, 2024 (the "Security").
3. The Developer shall complete all Improvements on or before February 13, 2026.
4. After completion of all Improvements and upon acceptance of such work by the County, Developer may apply in writing for release of the security given to the County in Paragraph 2. Developer shall deliver to the County a certifying statement, in a form reasonably acceptable to the County, from the Engineer of Record verifying the satisfactory completion of the Improvements. Upon receipt and investigation of the certifying statement, the Planning Director of the County (or his/her designee) shall issue a notice of cancelation and termination of the Security, or such portion thereof, as the Developer may be entitled to receive, within a period of sixty (60) days thereafter.
5. This Contract may be extended by the County for good cause shown by the Developer and will be extended upon demonstration by the Developer that any necessary permits or approvals required by third parties have not been issued through no fault of the Developer. In the event this Contract is extended, Developer may seek a reduction of the Security reflecting the substantial completion of the Improvements.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the day and year first written above.

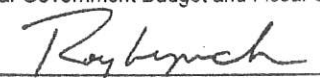
CHATHAM COUNTY

By: 
Dan LaMontagne, County Manager

FULLER – MORGAN RIDGE, LLC

By: 
Authorized Agent

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.


Roy Lynch, Finance Officer

Subdivision Bond
Faithful Performance

Bond No. PB00155802254

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS: That Fuller-Morgan Ridge LLC
as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized and
existing under the laws of the State of PA and authorized to transact surety business in the
State of NC, as Surety are held and firmly bound unto Chatham County, NC
in the sum of Two Hundred Fifty Eight Thousand Six Hundred Dollars and 00/100 Dollars (\$258,600.00), for the
payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs,
administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS the above Named Principal has entered into an agreement, with the
Chatham County, NC to do and perform the following work, to wit:

Infrastructure Improvements for Morgan Ridge Phase II

NOW, THEREFORE, if the above-bounden Principal shall well and truly perform the work referred to
in such agreement, then this obligation shall be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate
seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney in
Fact at Durham, North Carolina this 29th day of April, 2024.

Fuller-Morgan Ridge LLC
(Principal) (Seal)

By: 

Philadelphia Indemnity Insurance Company
(Surety) (Seal)

By: 
Phillip Knower, Attorney-In-Fact



 ADVANCED CIVIL DESIGN	Project:	Morgan Ridge Phase 2 Site Public Infrastructure	Completion Guarantee	
	Developer:	Fuller Land Development 8801 Fast Park Drive, Suite 301 Raleigh, NC 27617	Date:	2/13/2024
	Contact:	Advanced Civil Design	Revised:	3/7/2024
	Job No.:	21-0005-770NC	Revised:	4/9/2024
			Revised:	

Erosion Control				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
9.11	AC	Maintenance	\$ 750.00	\$ 6,832.50
3.2	AC	Temporary Seed and Straw	\$ 1,300.00	\$ 4,160.00
60	EA	Straw Wattles	\$ 50.00	\$ 3,000.00
4100	LF	Diversion Ditches	\$ 2.00	\$ 8,200.00
40	TN	Riprap	\$ 100.00	\$ 4,000.00
TOTAL			\$	26,192.50

Earthwork				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
1	LS	Respread Topsoil	\$ 1,000.00	\$ 1,000.00
3.2	AC	Fine Grading	\$ 8,000.00	\$ 25,600.00
2	EA	Pond Conversion	\$ 16,500.00	\$ 33,000.00
1	EA	Pond As-built Surveys	\$ 5,000.00	\$ 5,000.00
TOTAL			\$	64,600.00

Roadway & Paving				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
0	LS	Mobilization	\$ 1,600.00	\$ -
0	SY	1" Asphalt Conc. Surface Course, Type S-9.5 B	\$ 11.00	\$ -
0	SY	1" Asphalt Conc. Surface Course, Type S-9.5 B	\$ 11.00	\$ -
0	SY	10" ABC Stone Base	\$ 17.00	\$ -
0	LF	Backfill Paving	\$ 1.70	\$ -
1	LS	Striping and Signage	\$ 2,000.00	\$ 2,000.00
TOTAL			\$	2,000.00

Utilities				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
9	EA	Storm - Structure Adjustments	\$ 500.00	\$ 4,500.00
1490	LF	Storm - Flushing/Testing	\$ 14.50	\$ 21,605.00
0	EA	Water - Meter Box Adjustments	\$ 53.00	\$ -
13	EA	Water - Valve Adjustments	\$ 100.00	\$ 1,300.00
0	LS	Water - Well Site	\$ 100,000.00	\$ -
2776	LF	Water - Flushing/Testing/Purification	\$ 5.25	\$ 14,574.00
3530	LF	Sewer - 2" PVC Force Mains	\$ 10.80	\$ 38,124.00
1	LS	Sewer - 2" PVC Bends	\$ 1,200.00	\$ 1,200.00
3530	LF	Sewer - Tracer Wire/Tape	\$ 1.15	\$ 4,059.50
10830	LF	Sewer - Testing	\$ 2.65	\$ 28,699.50
TOTAL			\$	114,062.00

TOTAL \$ 206,854.50

ESTIMATED COSTS OF IMPROVEMENTS (WATER SYSTEM) \$ 285,000.00
 ESTIMATED COSTS OF IMPROVEMENTS (SITE) \$ 1,668,000.00
 CHANGE ORDERS (SITE) \$ 312,900.00
TOTAL ESTIMATED COSTS OF IMPROVEMENTS \$ 2,265,900.00

PERCENTAGE OF COMPLETED IMPROVEMENTS 91%

CONTINGENCY (25%) \$ 51,713.63

ROUNDED GRAND TOTAL \$ 258,600.00

