

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**Meeting Date:** September 2, 2008

**Subject:** Consideration of Construction Bids for Shuey Knolls Phase 3

**Attachments:** 1. Bid Recommendation and Summary

### SUMMARY OF REQUEST:

The 2006 Community Development Block Grant (CDBG) Housing Development project will assist Henderson County Habitat for Humanity in increasing the amount of affordable housing available to county residents. The CDBG funds provide for 1,200 linear feet of water lines, road and drainage allowing for the construction of up to fourteen (14) homes. Planning Staff solicited bids for the Phase 3 section.

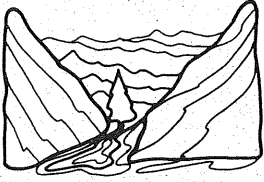
On August 14, 2008, at the King Street County Office Building, a total of 9 bids were received including 4 Henderson County contractors. The low bid was submitted by Site Development Corporation of Waynesville, NC. The bid was for a total of \$158,706.75, well below the construction budget of \$198,500. The engineer had included an alternate bid for additional work to benefit the Shuey Knolls project including clearing for a future road segment and drainage pipe work for home sites. However, the alternate bid would put the project over budget. It is possible to execute a portion of the alternate bid once the project is under way to maximize the state grant funds. This can be accomplished while staying under budget instead of returning state grant funds unused.

The Board has previously reviewed this project and approved the grant application. Construction is expected to last approximately 60 days from notice to proceed. No County matching funds are associated with the grant.

### BOARD ACTION REQUESTED:

Planning Staff requests that the Board award the bid to Site Development Corporation of Waynesville, NC for the amount of \$158,706.75 and authorize staff to execute the necessary documents to proceed with construction. It also recommended that staff be authorized to execute a change order to maximize the grant funding provided any such order stays within the approved budget.

**Suggested Motion:** I move that the Board award the bid for infrastructure in the Shuey Knolls project to the Site Development Corporation of Waynesville, NC for the amount of \$158,705.15 and authorize staff to execute the necessary documents to proceed with construction. I further move that staff is authorized to conduct any change orders to maximize the state grant funds provided that the change order remains at or below the approved budget.



## William G. Lapsley & Associates, P.A.

Consulting Civil Engineers and Land Planners

August 19, 2008

William G. Lapsley, P.E.  
William R. Buie, P.E.  
G. Thomas Jones III, P.E.  
Donald L. Hunley, P.E.

Mr. Anthony Starr, Planning Director  
Henderson County  
213 First Avenue East  
Hendersonville, NC 28792

RE: Shuey Knolls – Phase 3  
Recommendation of Award  
WGLA # 08139

Dear Mr. Starr:

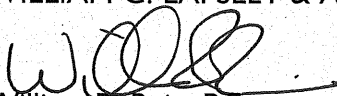
On Thursday, August 14, 2008, bids were received for the roadway and water system improvements to serve the Shuey Knolls Phase 3 project. A total of nine bids were received ranging from a low of \$158,706.75 to a high of \$240,155.10. Of the nine bids submitted, four were submitted by Henderson County construction firms.

The low bid of \$158,706.75 was submitted by Site Development Corporation of Waynesville, NC. Their bid included a bid bond, minority business participation plan and they did acknowledge receipt of all addendums. There was an \$80 math error in the addition of the road section and water section for the total base bid price. However they were still the low bidder by more than \$10,000.

We requested that Site Development Corporation provide a letter describing their company and listing references. A copy of that letter is included with this recommendation of award. I have verified that Site Development Corporation is property licensed for this work. Based on this information, I recommend that the County award the Shuey Knolls Phase 3 project to Site Development Corporation in the amount of \$158,706.75.

If you have any questions or need additional information, don't hesitate to contact our office.

Sincerely,  
WILLIAM G. LAPSLEY & ASSOCIATES, P.A.

  
William R. Buie, P.E.

CC: Mr. John Connell, Land of Sky Regional Council  
Mr. Mike Tate, Habitat for Humanity

SHUEY KNOLLS

Bid Tabulation Summary

wgla # 08139

	Bid Bond	Minority Participation Plan	Road Construction	Water System	Base Bid Total	Alternate Bid
1 Site Development Corp	√	√	\$115,199.00	\$43,507.75	\$158,706.75	\$49,718.75
2 BlytheCo	√	√	\$126,288.00	\$43,162.50	\$169,450.50	\$51,772.50
3 JLS Company, LLC	√	√	\$128,458.00	\$42,210.00	\$170,668.00	\$55,328.00
4 Moore & Son	√	√	\$132,098.50	\$41,000.00	\$173,098.50	\$65,595.00
5 T & K Utilities	√	√	\$137,387.00	\$36,430.00	\$173,817.00	\$64,160.00
6 Trace & Company	√	√	\$155,675.00	\$38,251.50	\$193,926.50	\$84,636.00
7 Miller Brothers	√	√	\$175,665.00	\$44,355.00	\$220,020.00	\$102,323.75
8 Carolina Specialties	√	√	\$186,050.60	\$51,073.67	\$237,124.27	\$101,353.50
9 Hobson	√	No	\$185,430.10	\$54,725.00	\$240,155.10	\$115,333.61

Attachment 1



**SHUEY KNOLLS**

**Bid Tabulation**

wgla # 08139

4

3

2

1

		1	2	3	4
		Site Development Corp	BlytheCo	J.L.S. Company, LLC	Moore & Son
1	1.5 AC @	\$5,500.00 =	\$8,700.00 =	\$3,000.00 =	\$14,667.00 =
2	Strip Topsoil	\$3,971.00 =	\$4,000.00 =	\$10,800.00 =	\$7,445.00 =
3	Grading for Roads	\$3,750.00 =	\$4,000.00 =	\$5,000.00 =	\$22,000.00 =
4	Stone Base (8")	\$27.50 =	\$29.00 =	\$25.00 =	\$22.00 =
5	Asphalt Surface Course (2.0")	\$13.00 =	\$13.75 =	\$13.75 =	\$10.95 =
6	30"Ø HDPE Storm Drainage Piping	\$42.00 =	\$54.00 =	\$54.00 =	\$40.00 =
7	42"Ø HDPE Storm Drainage Piping	\$69.00 =	\$85.00 =	\$100.00 =	\$48.00 =
8	Ditch Construction	\$1.00 =	\$2.10 =	\$4.00 =	\$3.00 =
9	Headwalls	\$2,400.00 =	\$5,600.00 =	\$2,700.00 =	\$1,000.00 =
10	Silt Fencing	\$2.75 =	\$2.50 =	\$4.75 =	\$3.00 =
11	Sediment Traps	\$1,950.00 =	\$4,000.00 =	\$2,000.00 =	\$1,000.00 =
12	Mulch Filter Berms	\$325.00 =	\$2,000.00 =	\$500.00 =	\$100.00 =
13	Gravel Construction Entrance	\$1,750.00 =	\$800.00 =	\$1,250.00 =	\$750.00 =
14	Check Dams	\$85.00 =	\$200.00 =	\$75.00 =	\$85.00 =
15	Matting for Slopes (at pipe crossings)	\$1.95 =	\$4.00 =	\$2.00 =	\$2.60 =
16	Temporary Seeding	\$1,850.00 =	\$3,250.00 =	\$1,800.00 =	\$2,000.00 =
	<b>Subtotal</b>	\$115,199.00	\$126,288.00	\$128,458.00	\$132,098.50
17	6"Ø C900 PVC Water Main	\$16.95 =	\$14.50 =	\$18.00 =	\$17.00 =
18	6"Ø Gate Valves	\$750.00 =	\$720.00 =	\$700.00 =	\$870.00 =
19	1" Air Release Valve & Box	\$1,650.00 =	\$2,500.00 =	\$1,200.00 =	\$1,425.00 =
20	Fire Hydrant Assembly	\$2,950.00 =	\$3,400.00 =	\$2,900.00 =	\$2,665.00 =
21	Connection to water main	\$825.00 =	\$200.00 =	\$800.00 =	\$500.00 =
22	Relocate Existing Blow-off Valve	\$825.00 =	\$1,200.00 =	\$500.00 =	\$745.00 =
23	Water Services	\$550.00 =	\$560.00 =	\$500.00 =	\$475.00 =
	<b>Total Water System</b>	\$43,507.75	\$43,162.50	\$42,210.00	\$41,000.00
24	Alternate Bid Items				
24	Clearing & Grubbing	\$5,500.00 =	\$8,700.00 =	3,000.00 =	\$11,500.00 =
25	Strip Topsoil	\$4,650.00 =	\$4,000.00 =	9,750.00 =	\$7,445.00 =
26	Grading for Roads	\$6,825.00 =	\$4,000.00 =	3,500.00 =	\$22,000.00 =
27	18"Ø HDPE Storm Drainage Piping	\$35.00 =	\$40.00 =	23.00 =	\$22.00 =
28	48"Ø HDPE Storm Drainage Piping	\$76.00 =	\$95.00 =	144.00 =	\$52.00 =
29	Precast Headwalls (18")	\$2,250.00 =	\$2,200.00 =	930.00 =	\$500.00 =
30	Precast Headwalls (48")	\$2,750.00 =	\$3,200.00 =	3,200.00 =	\$1,000.00 =
31	Ditch Construction	\$1.00 =	\$2.10 =	4.00 =	\$2.00 =
32	Silt Fencing	\$2.75 =	\$2.50 =	4.75 =	\$3.00 =
33	Sediment Traps	\$1,950.00 =	\$4,000.00 =	2,000.00 =	\$1,000.00 =
34	Mulch Filter Berms	\$325.00 =	\$2,000.00 =	500.00 =	\$100.00 =
35	Gravel Construction Entrance	\$1,750.00 =	\$800.00 =	1,250.00 =	\$750.00 =
36	Check DAMs	\$85.00 =	\$200.00 =	75.00 =	\$85.00 =
37	Matting for Slopes	\$1.95 =	\$4.00 =	2.00 =	\$2.60 =
38	Temporary Seeding	\$1,850.00 =	\$3,250.00 =	1,800.00 =	\$2,000.00 =
	<b>Total Alternate Bid</b>	49,718.75	51,772.50	55,328.75	65,595.00
	<b>TOTAL BASE BID</b>	\$158,626.75	\$169,450.50	\$170,668.00	\$173,098.50

\* Does not show \$:75 on bid

\* Bid shows \$158,626.75

Certified 

William G. Lapsley & Associates, P.A.  
August 14, 2008

5

T & K Utilities, Inc.	
\$5,500.00 =	\$8,250.00
\$10,000.00 =	\$10,000.00
\$25,000.00 =	\$25,000.00
\$24.00 =	\$31,200.00
\$11.75 =	\$28,200.00
\$55.00 =	\$2,860.00
\$87.00 =	\$4,002.00
\$4.25 =	\$5,100.00
\$1,400.00 =	\$5,600.00
\$3.75 =	\$6,975.00
\$1,100.00 =	\$2,200.00
\$100.00 =	\$200.00
\$1,500.00 =	\$1,500.00
\$150.00 =	\$1,650.00
\$2.00 =	\$1,400.00
\$2,500.00 =	\$3,250.00
\$137,987.00	
\$14.00 =	\$16,030.00
\$700.00 =	\$2,100.00
\$1,200.00 =	\$2,400.00
\$2,900.00 =	\$5,800.00
\$800.00 =	\$800.00
\$300.00 =	\$300.00
\$450.00 =	\$9,000.00
\$36,430.00	
\$6,300.00 =	\$8,190.00
\$5,000.00 =	\$5,000.00
\$20,000.00 =	\$20,000.00
\$42.00 =	\$2,100.00
\$100.00 =	\$4,500.00
\$700.00 =	\$1,400.00
\$1,600.00 =	\$3,200.00
\$3.50 =	\$4,375.00
\$4.00 =	\$5,620.00
\$1,100.00 =	\$2,200.00
\$70.00 =	\$140.00
\$1,500.00 =	\$1,500.00
\$135.00 =	\$1,485.00
\$2.00 =	\$1,200.00
\$2,500.00 =	\$3,250.00
64,160.00	
\$173,817.00	

6

Trace & Company	
\$6,350.00 =	\$9,525.00
\$13,991.00 =	\$13,991.00
\$22,650.00 =	\$22,650.00
\$26.45 =	\$34,985.00
\$11.39 =	\$27,336.00
\$76.50 =	\$3,978.00
\$127.00 =	\$5,842.00
\$2.00 =	\$2,400.00
\$3,425.00 =	\$13,700.00
\$3.40 =	\$6,324.00
\$3,000.00 =	\$6,000.00
\$200.00 =	\$400.00
\$1,250.00 =	\$1,250.00
\$265.00 =	\$2,915.00
\$3.77 =	\$2,639.00
\$1,800.00 =	\$2,340.00
\$155,675.00	
\$14.70 =	\$16,831.50
\$735.00 =	\$2,205.00
\$1,260.00 =	\$2,520.00
\$3,045.00 =	\$6,090.00
\$840.00 =	\$840.00
\$315.00 =	\$315.00
\$472.50 =	\$9,450.00
\$38,251.50	
\$6,350.00 =	\$8,255.00
\$17,659.00 =	\$17,659.00
\$13,772.00 =	\$13,772.00
\$44.50 =	\$2,225.00
\$141.00 =	\$6,345.00
\$2,550.00 =	\$5,100.00
\$4,400.00 =	\$8,800.00
\$2.00 =	\$2,500.00
\$3.40 =	\$4,772.00
\$3,000.00 =	\$6,000.00
\$200.00 =	\$400.00
\$1,250.00 =	\$1,250.00
\$265.00 =	\$2,915.00
\$3.83 =	\$2,298.00
\$1,800.00 =	\$2,340.00
84,636.00	
\$193,926.50	

7

Miller Brothers	
\$7,500.00 =	\$11,250.00
\$2,500.00 =	\$2,500.00
\$54,000.00 =	\$54,000.00
\$22.50 =	\$29,250.00
\$13.00 =	\$31,200.00
\$50.00 =	\$2,600.00
\$80.00 =	\$3,680.00
\$5.00 =	\$6,000.00
\$2,500.00 =	\$10,000.00
\$4.75 =	\$8,835.00
\$2,800.00 =	\$5,600.00
\$500.00 =	\$1,000.00
\$2,500.00 =	\$2,500.00
\$125.00 =	\$1,375.00
\$3.75 =	\$2,625.00
\$2,500.00 =	\$3,250.00
\$175,665.00	
\$19.00 =	\$21,755.00
\$900.00 =	\$2,700.00
\$1,350.00 =	\$2,700.00
\$2,750.00 =	\$5,500.00
\$500.00 =	\$500.00
\$700.00 =	\$700.00
\$525.00 =	\$10,500.00
\$44,355.00	
\$7,500.00 =	\$9,750.00
\$2,500.00 =	\$2,500.00
\$47,000.00 =	\$47,000.00
\$35.00 =	\$1,750.00
\$85.00 =	\$3,825.00
\$1,500.00 =	\$3,000.00
\$2,800.00 =	\$5,600.00
\$5.00 =	\$6,250.00
\$4.75 =	\$6,673.75
\$2,800.00 =	\$5,600.00
\$500.00 =	\$1,000.00
\$2,500.00 =	\$2,500.00
\$125.00 =	\$1,375.00
\$3.75 =	\$2,250.00
\$2,500.00 =	\$3,250.00
102,323.75	
\$220,020.00	

8

Carolina Specialties	
\$10,690.00 =	\$16,335.00
\$3,023.79 =	\$3,023.79
\$37,510.00 =	\$37,510.00
\$27.72 =	\$36,036.00
\$13.73 =	\$32,952.00
\$71.12 =	\$3,698.24
\$114.17 =	\$5,251.82
\$10.72 =	\$12,864.00
\$1,936.00 =	\$7,744.00
\$4.00 =	\$7,440.00
\$4,840.00 =	\$9,680.00
\$1,815.00 =	\$3,630.00
\$605.00 =	\$605.00
\$151.25 =	\$1,663.75
\$4.14 =	\$2,898.00
\$3,630.00 =	\$4,719.00
\$186,050.60	
\$21.89 =	\$25,064.05
\$987.77 =	\$2,963.31
\$1,144.13 =	\$2,288.26
\$3,038.22 =	\$6,076.44
\$309.10 =	\$309.10
\$697.51 =	\$697.51
\$683.75 =	\$13,675.00
\$51,073.67	
\$8,150.00 =	\$10,595.00
\$2,773.32 =	\$2,773.32
\$33,880.00 =	\$33,880.00
\$42.52 =	\$2,126.00
\$118.83 =	\$5,347.35
\$479.04 =	\$958.08
\$1,936.00 =	\$3,872.00
\$10.72 =	\$13,400.00
\$4.00 =	\$5,620.00
\$4,840.00 =	\$9,680.00
\$1,815.00 =	\$3,630.00
\$605.00 =	\$605.00
\$151.25 =	\$1,663.75
\$4.14 =	\$2,484.00
\$3,630.00 =	\$4,719.00
101,353.50	
\$237,124.27	

9

Hobson	
\$7,420.00 =	\$11,130.00
\$12,826.00 =	\$12,826.00
\$53,602.00 =	\$53,602.00
\$21.20 =	\$27,560.00
\$14.60 =	\$35,040.00
\$83.74 =	\$4,354.48
\$134.62 =	\$6,192.52
\$3.18 =	\$3,816.00
\$1,997.00 =	\$7,998.00
\$4.77 =	\$8,872.20
\$1,696.00 =	\$3,392.00
\$1,590.00 =	\$3,180.00
\$954.00 =	\$954.00
\$185.50 =	\$2,040.50
\$2.86 =	\$2,002.00
\$1,908.00 =	\$2,480.40
\$185,430.10	
\$25.00 =	\$28,625.00
\$1,200.00 =	\$3,600.00
\$2,500.00 =	\$5,000.00
\$3,500.00 =	\$7,000.00
\$1,000.00 =	\$1,000.00
\$1,500.00 =	\$1,500.00
\$400.00 =	\$8,000.00
\$54,725.00	
7,420.00 =	\$9,646.00
12,826.00 =	\$12,826.00
53,602.00 =	\$53,602.00
33.39 =	\$1,669.50
142.04 =	\$6,391.80
742.00 =	\$1,484.00
2,637.28 =	\$5,274.56
3.18 =	\$3,975.00
4.77 =	\$6,701.85
1,696.00 =	\$3,392.00
1,590.00 =	\$3,180.00
954.00 =	\$954.00
185.50 =	\$2,040.50
2.86 =	\$1,716.00
1,908.00 =	\$2,480.40
115,333.61	
\$240,155.10	

# *SITE DEVELOPMENT* Corporation

August 18, 2008

Mr. Will Buie  
Civil Engineer  
William G. Lapsley & Associates, P.A.  
Two Town Square Blvd, Suite 320  
Asheville, NC 28803

Dear Mr. Buie:

At your request, I have outlined the experience and background of Site Development Corporation below. The company was founded in February of 2006 as a multifaceted organization to serve several market niches in Western North Carolina. SDC is structured with two distinct but intertwined divisions. One division provides turn-key construction management services for real estate developments which may be structured as either a design/build relationship with our construction division or simply a management role serving as an owner's representative to ensure the project is completed successfully on time and on budget. The second division is our construction division. The services our construction division specializes in are erosion control, clearing, grading, wet and dry utilities, paving, and concrete. Although we do not actively pursue building construction projects, we have the capacity to provide building services as well on an as needed basis. Thus far, we have successfully completed and/or managed approximately forty million dollars of work in Western North Carolina with project examples such as road construction, wet and dry utility construction, building construction, and specialty projects such as private trail and greenway construction.

As for our management team, we have a very diverse team with over sixty years combined experience in the construction field. As President of Site Development Corporation, I take pride in every project we complete as I know we are able to provide a better place for our fellow neighbors to call home. Originally from Shelby, NC, I have been lucky enough to work over the entire state of North Carolina during my career. I have been involved with very large and very small companies in many different capacities ranging from Field Engineer on small grading projects to Senior Project Manager on projects valued well over one hundred million dollars prior to founding Site Development Corporation. Our Operations Manager, Kenneth Smith, has been involved in construction projects ranging from Colorado to North Carolina. After calling Charlotte, NC home for over twenty years, Ken moved to the mountains of NC several years ago to join our team. Kyle Johnson, our Grading Operations Manager, has been involved in grading operations in Western NC for many years. His experience has taken him from Forest City, NC to Northeast GA while working on private and public grading and roadway projects over the years.

Below, I have provided several references from projects we have completed. I invite you to contact these references to get a better feel for the type of service we provide our clients.

August 18, 2008  
Page 2

*Grey Cliff at Lake Glenville*

Bob Lundberg – (828) 371-2323

*Bear Lake Reserve*

*McDonald's #1 – Franklin, NC*

*McDonald's #2 – Franklin, NC*

*McDonald's – Hayesville, NC*

Tony Shuler – (828) 507-6041

*Twin Brooks Resort*

Doug Jones – (828) 507-1184

*Maggie Valley Country Club*

Terry Shuler – (828) 421-1893

Hopefully this letter gives a good overview of our company, and gives you a sense of confidence that we are committed to completing your project successfully. We are very excited to work with Henderson County on this project, and thank you for the opportunity. If you have any questions or need any additional information, please do not hesitate to contact me directly.

Sincerely,



Donald A. Southards  
President



**North Carolina Licensing Board for General Contractors**

## Licensee Detail

**NUMBER** 60801**STATUS** Active

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**Name** Site Development Corporation**Address**

16 Constitution Avenue

Waynesville, NC

28785

**County** Jackson**Telephone** (828) 926-5418**Renewal Date \*** January 14, 2008**Limitations** Limited**Classifications** Unclassified

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[View Qualifiers](#)

\* Date of most recent license renewal on record