

## REQUEST FOR BOARD ACTION

### HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** August 4, 2014

**SUBJECT:** Construction Contract Award  
Tuxedo Park Project

**PRESENTER:** Marcus A. Jones, PE

**ATTACHMENTS:** Yes

1. Recommendation Letter from WGLA Engineering
2. Bid Tabulation
3. Recommended Project Budget
4. Presentation to Green River Community Association

#### SUMMARY OF REQUEST:

**Construction Contract:** As directed by the Board with the approval of \$425,000 for Tuxedo Park in the current budget, the subject project was bid on June 18, 2014. Bids were opened on July 3, 2014 with the results and recommendation detailed on the attached letter from Will Buie, PE (WGLA Engineering, LLC). The recommended contract includes the base bid and all of the alternates which will complete the first two phases of the Park's Master Plan and portions of the third phase. Also attached are the bid tabulation and recommended project budget.

There are several important points of note:

1. The recommendation was unanimously approved by the Green River Community Association during their July 22, 2014 meeting, see attached presentation from the meeting. The recommendation was presented as option number 1 on slide number 6.
2. The County received notification after the Parks and Recreation Trust Fund (PARTF) Board's July meeting that the Tuxedo Park grant application was not successful. Typically, the PARTF board awards grants during their May meeting; however, the State budget has not been approved delaying their process. In fact, the July awards are still contingent on the State allocation to PARTF. Our PARTF representative reported to Tim Hopkin, Recreation Director these budget issues further delay or remove the possibility of a second round of grants to be awarded this year. The likely next opportunity to bring PARTF funds into the Project will be from a new application next year.
3. With the very favorable bid, the scope of the recommended contract will satisfy the scope proposed in the PARTF grant application submitted this year. In addition depending on the amount of contingency needed during construction, there could be as much as \$85,000 remaining for a grant application next year.

4. The Community Association expressed a strong desire to start and hopefully complete the project this construction season. The recommended contract will allow construction to begin in August and be substantially complete by November.

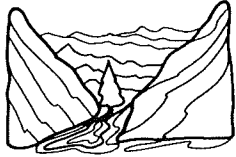
Staff presents for Board approval the low bidder as recommended by WGLA. The proposed contract is for \$328,328.00.00 with Allison Construction. Funding for the project was allocated in this year's approved budget.

**BOARD ACTION REQUESTED:**

Award the construction contract for the Tuxedo Park project with the low bidder Allison Construction for \$328,328.00 and authorize the County Engineer to execute the required documents.

**Suggested Motion:**

I move that the Board of Commissioners award the construction contract for the Tuxedo Park project with the low bidder Allison Construction for \$328,328.00 and authorize the County Engineer to execute the required documents.



# WGLA Engineering, PLLC

Consulting Civil Engineers and Land Planners

July 23, 2014

Mr. Marcus Jones, P.E.; County Engineer  
Henderson County  
1 Historic Courthouse Square, Suite 6  
Hendersonville, NC 28792

RE: Tuxedo Park  
Recommendation of Award  
WGLA # 13145

Dear Mr. Jones:

Bids for the site improvements at Tuxedo Park were received on July 3, 2014. A total of 5 bids were submitted ranging from a low base bid of \$232,388.00 submitted by Allison Construction to a high of \$384,695.00 submitted by Miller Brothers. Several add/alternate bid items were also priced including paving of the proposed walking trails, paving of the parking areas, import of top soil, landscaping, etc. A bid summary and bid tabulation is included with this letter.

The bids submitted for this project were very favorable. The total of the low bid and all add/alternate items was \$328,328.00. Based on our review of the bids and discussions with the low bidder, we recommend that the County award the base bid and all add/alternate items to Allison Construction in the amount of \$328,328.00.

Further, we recommend that the remaining County allocation for this project be reserved in contingency to address unforeseen site conditions. Following construction the funds could be reallocated for additional work in the park or to match another PARTF grant request.

On Tuesday, July 22, 2014, we met with the Green River Community Association to discuss the bids and the project. The GRCA voted unanimously to support moving forward with the low bid and alternates.

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

Sincerely,  
WGLA Engineering, PLLC

William R. Buie, P.E.

**Tuxedo Park - Site Improvements**  
Bid Tabulation 7-3-14

No.	DESCRIPTION	UNIT	QTY	Allison Contractors, LLC		Trace & Company		Cooper Construction		Gosnell Construction		Miller Brothers Inc	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	<b>Base Bid</b>												
1	Clearing and Demolition	LS	1	6,150.00	6,150.00	29,000.00	29,000.00	15,650.00	15,650.00	25,000.00	25,000.00	15,000.00	15,000.00
2	Temporary Protection Fencing	LF	850	1.10	935.00	2.00	1,700.00	5.45	4,632.50	3.00	2,550.00	4.00	3,400.00
3	Site Grading	LS	1	65,829.20	65,829.20	96,600.00	96,600.00	95,400.00	95,400.00	106,500.00	106,500.00	133,000.00	133,000.00
4	Compacted Stone Base (8")	TN	1,550	17.50	27,125.00	20.00	31,000.00	18.80	29,140.00	22.00	34,100.00	21.00	32,550.00
5	3" Asphalt Pavement (S9.5B)	SY	1,900	14.40	27,360.00	16.00	30,400.00	15.31	29,089.00	16.00	30,400.00	14.50	27,550.00
6	Compacted Stone Base (6") in Trail Sect	TN	975	17.50	17,062.50	21.50	20,982.50	18.80	18,330.00	22.00	21,450.00	21.00	20,475.00
7	Concrete Walkway	SY	80	35.00	2,800.00	34.50	2,760.00	55.00	4,400.00	35.00	2,800.00	42.00	3,360.00
8	Concrete Flume	LF	15	21.00	315.00	44.25	663.75	109.00	1,635.00	45.00	675.00	50.00	750.00
9	Concrete Wheelstops	EA	38	60.00	2,280.00	63.00	2,394.00	66.00	2,508.00	65.00	2,470.00	65.00	2,470.00
10	Pavement Markings	LS	1	805.00	805.00	741.00	741.00	770.00	770.00	850.00	850.00	900.00	900.00
11	Signs	LS	1	2,200.00	2,200.00	2,184.00	2,184.00	2,820.00	2,820.00	2,500.00	2,500.00	2,300.00	2,300.00
12	15" HDPE Storm Drainage Piping	LF	480	12.50	5,750.00	21.50	9,890.00	20.20	9,292.00	21.65	9,959.00	21.00	9,660.00
13	Temporary Slope Drains	EA	2	900.00	1,800.00	1,091.00	2,182.00	545.00	1,090.00	920.00	1,840.00	250.00	500.00
14	Flared End Sections	EA	4	160.00	640.00	240.00	960.00	202.00	808.00	500.00	2,000.00	350.00	1,400.00
15	8" PVC SCH 40 Storm Drainage Piping	LF	55	12.00	660.00	14.20	781.00	22.00	1,210.00	23.00	1,265.00	30.00	1,650.00
16	Drainage Inlets	EA	4	1,300.00	5,200.00	1,288.00	5,152.00	1,640.00	6,560.00	1,700.00	6,800.00	2,100.00	8,400.00
17	Outlet Control Structures	EA	2	1,850.00	3,700.00	1,997.00	3,994.00	2,200.00	4,400.00	4,000.00	8,000.00	3,500.00	7,000.00
18	Rip Rap Outlet/Inlet Protection	EA	8	350.00	2,800.00	297.00	2,376.00	545.00	4,360.00	500.00	4,000.00	450.00	3,600.00
19	Temporary Diversion Swale	LF	2,110	0.95	2,004.50	3.25	6,857.50	3.81	8,039.10	2.50	5,275.00	3.00	6,330.00
20	Permanent Swale	LF	550	1.00	550.00	4.25	2,337.50	3.81	2,095.50	3.00	1,650.00	6.00	3,300.00
21	Wheelchair Ramps with Warning Domes	EA	6	500.00	3,000.00	475.00	2,850.00	500.00	3,000.00	500.00	3,000.00	550.00	3,300.00
22	Gravel Construction Entrance	EA	2	600.00	1,200.00	650.00	1,300.00	2,020.00	4,040.00	1,200.00	2,400.00	1,800.00	3,600.00
23	Rock Pipe Inlet Protection	EA	2	225.00	450.00	1,425.00	2,850.00	436.00	872.00	675.00	1,350.00	700.00	1,400.00
24	Gravel Inlet Protection	EA	4	175.00	700.00	135.00	540.00	436.00	1,744.00	350.00	1,400.00	1,750.00	7,000.00
25	Silt Fencing (with reinforced stabilized out)	LF	2,100	2.00	4,200.00	3.00	6,300.00	4.10	8,610.00	3.50	7,350.00	3.50	7,350.00
26	Slope Matting	SF	3,900	0.55	2,145.00	2.10	8,190.00	1.10	4,290.00	0.35	1,365.00	3.00	11,700.00
27	Sediment Basin with Baffles and Skimmer	EA	4	3,000.00	12,000.00	4,000.00	16,000.00	4,910.00	19,640.00	6,000.00	24,000.00	2,900.00	11,600.00
28	Convert Sediment Basin to Bioretention	EA	2	12,000.00	24,000.00	12,000.00	24,000.00	19,700.00	39,400.00	21,500.00	43,000.00	20,760.00	41,520.00
29	Seeding and Mulching Disturbed Areas	AC	5	1,600.00	8,000.00	2,500.00	12,500.00	2,750.00	13,750.00	2,500.00	12,500.00	2,100.00	10,500.00
30	2" PVC SCH 40 Sleeves	LF	205	2.00	410.00	6.50	1,332.50	9.00	1,845.00	10.00	2,050.00	10.00	2,050.00
31	4" PVC SCH 40 Sleeves	LF	24	4.20	100.80	6.50	156.00	11.00	264.00	15.00	360.00	15.00	360.00
32	8" PVC SCH 40 Sleeves	LF	24	9.00	216.00	11.50	276.00	15.50	372.00	25.00	600.00	30.00	720.00
	<b>TOTAL BID AMOUNT</b>			<b>232,388.00</b>		<b>329,629.75</b>		<b>340,056.10</b>		<b>369,459.00</b>		<b>384,695.00</b>	
	<b>Add/Deducts</b>												
	Trail Paving (8' Wide)	SY	2750	\$10.60	\$29,150.00		43,567.50	\$10.20	28,050.00		37,125.00	\$10.00	27,500.00
	Parking Lot Paving	SY	1350	\$14.40	\$19,440.00		21,397.50	\$15.35	20,722.50		21,600.00	\$14.00	18,900.00
	Import topsoil for Meadow and Lawn Area	SF	72000	\$0.30	\$21,600.00		42,480.00	\$0.64	46,080.00		40,000.00	\$0.75	54,000.00
	Grassing of Meadow and Lawn Area	SF	72000	\$0.10	\$7,200.00		4,320.00	\$0.13	9,360.00		6,000.00	\$0.10	7,200.00
	Planting of Trees Provided by the Community	EA	250	\$11.00	\$2,750.00		10,158.75	\$40.00	10,000.00		13,975.00	\$95.00	23,750.00
	Planting of Shrubs Provided by the Community	EA	140	\$5.00	\$700.00		2,205.00	\$40.00	5,600.00		5,600.00	\$65.00	9,100.00
	Split Rail Fencing	LS	1	\$13,000.00	\$13,000.00		12,663.00	\$10,900.00	10,900.00		11,500.00	\$6,160.00	6,160.00
	Flag Pole	LS	1	\$2,100.00	\$2,100.00		1,575.00	\$1,650.00	1,650.00		3,800.00	\$5,000.00	5,000.00
	<b>Unit Price Items</b>												
	Mass Rock Blasting and Disposal		<b>Est.</b>	<b>Unit</b>	<b>Price</b>	<b>Unit</b>	<b>Price</b>	<b>Unit</b>	<b>Price</b>	<b>Unit</b>	<b>Price</b>	<b>Unit</b>	<b>Price</b>
	Trench Rock Blasting and Disposal	CY	X	CY	\$85.00	CY	\$78.75	CY	\$165.00	CY	\$40.00	CY	\$90.00
	15" HDPE Storm Drainage Piping	LF	X	LF	\$125.00	LF	\$157.00	LF	\$165.00	LF	\$90.00	LF	\$150.00
	Precast Drop Inlet (inc. gravel inlet protectio	EA	X	EA	\$1,500.00	EA	\$20.75	EA	\$20.20	EA	\$22.00	EA	\$21.00
	6" Underdrain w/ Stone and Fabric	LF	X	LF	\$23.00	LF	\$13.50	LF	\$13.10	LF	\$12.00	LF	\$15.00
	Trenching and Installation of Conduit	LF	X	LF	\$13.00	LF	\$6.50	LF	\$11.00	LF	\$12.00	LF	\$9.00
	Undercut Unsuitable Materials	CY	X	CY	\$9.00	CY	\$5.25	CY	\$3.81	CY	\$4.00	CY	\$12.00
	Haul Off Unsuitable Materials or Topsoil	CY	X	CY	\$15.00	CY	\$8.00	CY	\$10.90	CY	\$12.00	CY	\$6.00
	P300 Erosion Control Matting	SY	X	SY	\$1.25	SY	\$5.00	SY	\$5.45	SY	\$4.75	SY	\$6.00
	C125 Erosion Control Matting	SY	X	SY	\$0.75	SY	\$2.25	SY	\$10.90	SY	\$2.25	SY	\$6.00

Indicates a math error



Received By:

7-3-14

Date:

**Tuxedo Park**

**Summary 7-17-14**

Allison Base Bid:	\$232,388.00
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**Add/Alternates**

Trail Paving (8' Wide)	\$29,150.00	\$261,538.00
Parking Lot Paving	\$19,440.00	\$280,978.00
Import topsoil for Meadow and Lawn Area	\$21,600.00	\$302,578.00
Grassing of Meadow and Lawn Area	\$7,200.00	\$309,778.00
Planting of Trees Provided by the Community	\$2,750.00	\$312,528.00
Planting of Shrubs Provided by the Community	\$700.00	\$313,228.00
Split Rail Fencing	\$13,000.00	\$326,228.00
Flag Pole	\$2,100.00	\$328,328.00

Total with all Alternates	\$328,328.00
Testing	\$5,000.00
Landscape Architect Construction Administration	\$3,000.00
Engineering Construction Administration	\$1,500.00
<b>TOTAL PROJECT BUDGET</b>	<b>\$337,828.00</b>
County Allocation	\$425,000.00
Remaining to be Reserved for Contingency & Future Projects	\$87,172.00

# Tuxedo Park

Serving the Green River Community

A Partnership Between  
Green River Community Association & Henderson County

PROJECT UPDATE

A stylized silhouette of a mountain range in a darker shade of teal, located in the bottom right corner of the slide.

# Tuxedo Park – Project Status

- ◆ All permits for construction have been secured
- ◆ Construction documents were completed
- ◆ Bids were received from contractors on July 3, 2014
- ◆ Received word that PARTF grant request was not funded

# Tuxedo Park – Bid Summary

- ◆ Bids ranged from \$232,388 - \$384,695
- ◆ Low bid for base and all alternates was \$328,328
- ◆ Base bid included demolition, grading for parking areas, trails and meadow, stormwater facilities, etc.
- ◆ Alternate bids included paving of all parking area, paving of trails, top soil and grassing for meadow area, planting of trees and shrubs



# Complete Master Plan for Tuxedo Park



# Phase 1 & 2 Master Plan for Tuxedo Park



Parking Areas

Meadow Area

Future Courts And Pavilion/Bathrooms

Paved Walking Trails

# Tuxedo Park – Options Moving Forward

- ◆ Option 1 – Complete base bid and alternates which totals approximately \$337,000 with approximately \$87,000 for contingency, future grant match or additional park components
- ◆ Option 2 – Complete \$200,00 of project and reserve \$225,000 as match for next PARTF funding cycle

# Tuxedo Park – Summary of Costs

## Option 1

◆ Allison Base Bid	\$232,388
◆ Alternate Bid Items	\$95,940
◆ Testing, Admin, Etc.	\$9,500
◆ Total with Alternates	\$337,828
◆ County Allocation	\$425,000
◆ Remaining for contingencies and future projects	\$87,172

# Tuxedo Park – Next Steps

- ◆ Meeting with Community 7/22/14
- ◆ County Commissioners consider project 8/4/14
- ◆ Begin construction – August 2014
- ◆ Complete Construction – Fall 2014