

REQUEST FOR BOARD ACTION

BOARD OF COMMISSIONERS

MEETING DATE: November 2, 2015

SUBJECT: Award Construction Contract
Old Fairground Site Development

PRESENTER: Marcus Jones, PE

ATTACHMENTS: Yes

1. Recommendation Letter from WGLA Engineering
2. Certified Bid Tabulation from WGLA Engineering
3. ARC Grant Approval for Additional \$100,000

SUMMARY OF REQUEST:

Construction Contract: As directed in the Board’s approved budget, The Old Fairgrounds Site Development project was bid on March 10, 2015. As recommended by WGLA Engineering on the attached letter, JLS Construction is presented to the Board for award of the construction contract. (The proposed contract is for \$412,285.00. The bid tabulation is attached as well.

The proposed budget is as follows is also included in the letter of recommendation from WGLA with the total project budget of \$450,000.00

This project is funded from the following sources:

- | | |
|---|-----------|
| • ARC Grant | \$275,000 |
| • Henderson County (included in FY2016 approved budget) | \$125,000 |
| • Henderson County Partners for Economic Development | \$50,000 |
| • Total | \$450,000 |

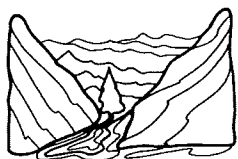
The approval memo from ARC for the additional \$100,000 was received on October 16, 2015 and is attached.

BOARD ACTION REQUESTED:

Award the construction contract for the Old Fairgrounds Site Development Project to JLS Construction for \$412,285.00, approve the proposed project budget and authorize the County Engineer to execute the required documents.

Suggested Motions:

I move that the Board of Commissioners award the construction contract for the Old Fairgrounds Site Development Project to JLS Construction for \$412,285.00, approve the proposed project budget and authorize the County Engineer to execute the required documents.



WGLA Engineering, PLLC

Consulting Civil Engineers and Land Planners

October 23, 2015

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

RE: Old Fairgrounds Rough Grading
Summary of Bid Results

Dear Mr. Jones

On Tuesday, March 10, 2015, we received bids for the rough grading of the Old Fairgrounds property. The bids ranged from a low of \$263,277.00 submitted by Thunder Disaster Recovery to a high bid of \$525,702.50 submitted by Tennoca Construction. A total of 8 bids were received.

The bid submitted by Thunder Disaster was significantly less than the second lowest bid of \$412,285.00 submitted by JLS Construction. I contacted Thunder Disaster Recovery, and they indicated they made a mistake in preparing their bid. They subsequently submitted a letter formally requesting that their bid be withdrawn from consideration due to their error. As a result the apparently low bidder is JLS Construction at a total of \$412,285.00.

I believe the bids received were reasonable and a fair cost to complete the project. The original estimate did not take into account additional material that had been placed on the site from the second Elkamet expansion. Also, the bid included approximately \$90,000.00 for stabilization of the site as recommend by the geotechnical engineers.

All of the bids exceeded the budget available for construction of \$223,000.00. As you know, this project is funded by a grant of \$175,000.00 from ARC with a match from Henderson County of \$75,000.00. To proceed with construction and provide a reasonable contingency, I would estimate that an additional \$210,000.00 is needed.

At this time, the Henderson County Partnership for Economic Development has committed \$50,000.00 to this project, and that has been matched by Henderson County. Also, I understand that ARC has committed an additional \$100,000 to the project to match this increase in local funding. Based on this additional funding, we would recommend the following project budget moving forward:

-Construction Contract (JLS Company)	\$412,285.00
-Design and Permitting	\$8,500.00
-Bidding Assistance and Construction Admin.	\$5,500.00
-Geotechnical Testing	\$7,540.00
-Project Administration	\$5,000.00
-Available Contingency	\$11,175.00
TOTAL	\$450,000.00

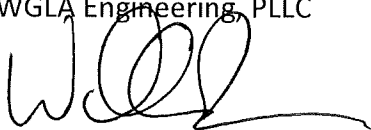
Funding:

-ARC	\$275,000.00
-Henderson County	\$125,000.00
-Henderson County Partnership for ED	\$50,000.00
TOTAL FUNDING	\$450,000.00

I have spoken with JLS Company, and they are comfortable holding their bid pricing knowing the project will be moving forward. They may request some flexibility on a start date depending on their workload at the time a notice to proceed can be issued.

If you have any questions about this information, don't hesitate to contact our office.

Sincerely,
WGLA Engineering, PLLC



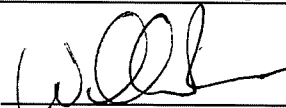
William R. Buie, P.E.

CC: Mr. Andrew Tate, Henderson County Partnership for Economic Development

Old Fairgrounds Rough Grading Project
Henderson County, North Carolina
 Bid Tabulation 3-10-15

No.	DESCRIPTION	UNIT	QTY	Thunder Disaster Services		JLS Company		Miller Brothers, Inc		Carolina Environmental		Patton Construction	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Bid													
1	Clearing & Demolition	LS	1	12,000.00	12,000.00	25,000.00	25,000.00	12,500.00	12,500.00	45,000.00	45,000.00	52,975.00	52,975.00
2	Site Grading	LS	1	20,000.00	20,000.00	220,000.00	220,000.00	267,000.00	267,000.00	175,400.00	175,400.00	198,040.00	198,040.00
3	Gravel Const. Entrance	EA	1	1,800.00	1,800.00	1,500.00	1,500.00	1,800.00	1,800.00	4,500.00	4,500.00	2,300.00	2,300.00
4	Silt Fencing	LF	2,800	4.00	11,200.00	3.75	10,500.00	3.75	10,500.00	3.00	8,400.00	4.40	12,320.00
5	Slope Matting	SY	6,900	2.50	17,250.00	2.50	17,250.00	2.25	15,525.00	2.00	13,800.00	1.60	11,040.00
6	Sed. Basin w/Skimmer	EA	1	6,750.00	6,750.00	3,000.00	3,000.00	9,500.00	9,500.00	5,000.00	5,000.00	31,490.00	31,490.00
7	Sed. Trap w/Skimmer	EA	1	3,575.00	3,575.00	3,000.00	3,000.00	3,500.00	3,500.00	4,500.00	4,500.00	14,200.00	14,200.00
8	Reinforced Stabilized Outlets	EA	5	500.00	2,500.00	500.00	2,500.00	50.00	250.00	1,000.00	5,000.00	190.00	950.00
9	Temporary Slope Drains	EA	3	1,500.00	4,500.00	500.00	1,500.00	1,100.00	3,300.00	750.00	2,250.00	1,675.00	5,025.00
10	15" HDPE Storm Piping	LF	40	40.00	1,600.00	20.00	800.00	19.00	760.00	75.00	3,000.00	29.00	1,160.00
11	Rock Pipe Inlet Protection	EA	3	250.00	750.00	300.00	900.00	350.00	1,050.00	850.00	2,550.00	360.00	1,080.00
12	Outlet Protection	EA	4	250.00	1,000.00	300.00	1,200.00	300.00	1,200.00	2,500.00	10,000.00	1,260.00	5,040.00
13	Temp. Swale Type "A"	LF	760	10.00	7,600.00	4.50	3,420.00	7.00	5,320.00	16.00	12,160.00	8.00	6,080.00
14	Temp. Swale Type "B"	LF	65	10.00	650.00	3.00	195.00	5.00	325.00	25.00	1,625.00	3.00	195.00
15	Temp. Swale Type "C"	LF	165	10.00	1,650.00	4.00	660.00	7.00	1,155.00	12.00	1,980.00	7.00	1,155.00
16	Temp. Swale Type "D"	LF	300	10.00	3,000.00	3.00	900.00	5.00	1,500.00	15.00	4,500.00	3.00	900.00
17	Seeding & Mulching	AC	14	2,800.00	39,200.00	1,800.00	25,200.00	1,750.00	24,500.00	1,700.00	23,800.00	1,500.00	21,000.00
18	BX 1200 Geogrid	ST	3,380	5.40	18,252.00	2.00	6,760.00	3.00	10,140.00	2.50	8,450.00	2.50	8,450.00
19	Compacted ABC for Stabilization	TN	5,500	20.00	110,000.00	16.00	88,000.00	18.50	101,750.00	26.50	145,750.00	20.80	114,400.00
TOTAL BID AMOUNT					<u>263,277.00</u>		<u>412,285.00</u>		<u>471,575.00</u>		<u>477,665.00</u>		<u>487,800.00</u>
Unit Price Items													
	Item	Unit	Est. Quan.	Unit Price		Unit Price		Unit Price		Unit Price		Unit Price	
	Mass Rock Blasting and Disposal	CY	X	\$26.00		\$150.00		\$35.00		\$140.00		\$55.00	
	Trench Rock Blasting and Disposal	CY	X	\$45.00		\$150.00		\$75.00		\$195.00		\$125.00	
	15" HDPE Storm Drainage Piping	LF	X	\$45.00		\$20.00		\$19.00		\$90.00		\$29.00	
	Precast Drop Inlet w/Conc. Lid	EA	X	\$2,500.00		\$1,900.00		\$2,100.00		\$5,000.00		\$850.00	
	6" Underdrain w/ Stone and Fabric	LF	X	\$16.00		\$25.00		\$15.00		\$37.00		\$31.00	
	Undercut Unsuitable Materials	CY	X	\$15.00		\$18.00		\$8.00		\$65.00		\$3.00	
	Haul Off Unsuitable Materials	CY	X	\$12.00		\$18.00		\$8.00		\$65.00		\$5.00	
	P300 Erosion Control Matting	SY	X	\$6.00		\$4.00		\$4.25		\$7.00		\$3.50	
	C125 Erosion Control Matting	SY	X	\$4.00		\$4.00		\$2.75		\$3.50		\$1.60	

No.	DESCRIPTION	UNIT	QTY	M & M Construction		NHM Constructors		Tennoca Construction	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Bid									
1	Clearing & Demolition	LS	1	26,500.00	26,500.00	41,862.00	41,862.00	47,000.00	47,000.00
2	Site Grading	LS	1	273,952.00	273,952.00	218,486.00	218,486.00	281,000.00	281,000.00
3	Gravel Const. Entrance	EA	1	2,500.00	2,500.00	1,560.00	1,560.00	2,000.00	2,000.00
4	Silt Fencing	LF	2,800	2.35	6,580.00	3.45	9,660.00	3.30	9,240.00
5	Slope Matting	SY	6,900	2.25	15,525.00	1.70	11,730.00	1.70	11,730.00
6	Sed. Basin w/Skimmer	EA	1	8,000.00	8,000.00	32,329.00	32,329.00	9,500.00	9,500.00
7	Sed. Trap w/Skimmer	EA	1	3,500.00	3,500.00	14,263.00	14,263.00	5,000.00	5,000.00
8	Reinforced Stabilized Outlets	EA	5	300.00	1,500.00	210.00	1,050.00	250.00	1,250.00
9	Temporary Slope Drains	EA	3	300.00	900.00	1,139.00	3,417.00	2,000.00	6,000.00
10	15" HDPE Storm Piping	LF	40	14.00	560.00	32.40	1,296.00	40.00	1,600.00
11	Rock Pipe Inlet Protection	EA	3	400.00	1,200.00	428.00	1,284.00	400.00	1,200.00
12	Outlet Protection	EA	4	450.00	1,800.00	820.00	3,280.00	750.00	3,000.00
13	Temp. Swale Type "A"	LF	760	9.00	6,840.00	6.00	4,560.00	2.00	1,520.00
14	Temp. Swale Type "B"	LF	65	4.00	260.00	3.80	247.00	1.50	97.50
15	Temp. Swale Type "C"	LF	165	8.00	1,320.00	5.40	891.00	2.00	330.00
16	Temp. Swale Type "D"	LF	300	4.25	1,275.00	3.90	1,170.00	1.50	450.00
17	Seeding & Mulching	AC	14	2,000.00	28,000.00	1,910.00	26,740.00	1,700.00	23,800.00
18	BX 1200 Geogrid	ST	3,380	2.60	8,788.00	5.40	18,252.00	3.25	10,985.00
19	Compacted ABC for Stabilization	TN	5,500	18.00	99,000.00	22.20	122,100.00	20.00	110,000.00
TOTAL BID AMOUNT					<u>488,000.00</u>		<u>514,177.00</u>		<u>525,702.50</u>
Unit Price Items									
	Item	Unit	Est. Quan.	Unit Price		Unit Price		Unit Price	
	Mass Rock Blasting and Disposal	CY	X	\$40.00		\$25.00		\$25.00	
	Trench Rock Blasting and Disposal	CY	X	\$120.00		\$150.00		\$125.00	
	15" HDPE Storm Drainage Piping	LF	X	\$16.00		\$32.40		\$35.00	
	Precast Drop Inlet w/Conc. Lid	EA	X	\$1,600.00		\$1,525.00		\$1,800.00	
	6" Underdrain w/ Stone and Fabric	LF	X	\$20.00		\$13.00		\$12.00	
	Undercut Unsuitable Materials	CY	X	\$3.00		\$4.50		\$12.00	
	Haul Off Unsuitable Materials	CY	X	\$6.00		\$16.95		\$15.00	
	P300 Erosion Control Matting	SY	X	\$6.50		\$3.50		\$7.00	
	C125 Erosion Control Matting	SY	X	\$3.50		\$1.90		\$2.00	

Received By: 
 Date: 3/10/15



To: Earl Gohl, Federal Co–Chair
Subject: Fairgrounds Site Development and Grading
 NC-17721-R1-214-15
Grantee: Henderson County
 Hendersonville, NC
County: Transitional: Henderson
Basic Agency: Rural Development
Goal: ARC Goal 3, Objective 2. State Strategy 3.2.2: Assist in efforts to leverage additional funds that support development of needed infrastructure.
Purpose: To grade and conduct site work on an industrial property for the purpose of supporting up to two businesses

Funding:	Original Amount		Current Changes	Revised Total	
ARC	\$175,000 (AD)	70%	\$100,000 (AD)	\$275,000	61%
Local	\$75,000	30%	\$100,000	\$175,000	39%
Total	\$250,000	100%	\$200,000	\$450,000	100%

Local - Henderson Co.: \$125,000; Local - Henderson County Partnership for Economic Development: \$50,000

Description:

The county requests additional funds in the amount of \$100,000 due to the increased cost of construction following receipt of the bids. The scope of the original project has not changed significantly. However, during the on-site assessment the project engineers discovered two site-specific considerations that will slightly expand the project scope and thereby increase costs as well. The site considerations include: 1) geo-grid stabilization is needed for one portion of the project site, and 2) excess soil was deposited on the site from a grading project on the adjacent parcel. The county's original contribution of \$75,000 will increase by \$50,000 to a total of \$125,000 and the Henderson County Partnership for Economic Development will contribute \$50,000 to cover a portion of the cost overruns. The project will allow Henderson County to complete site development and rough grading improvements for a 17.2 acre tract to make the property marketable as an industrial site. The grading effort will result in two distinct building pads. Henderson County owns the property, located in East Flat Rock, an unincorporated, economically distressed area of Henderson County. All necessary utilities are available at the site and it is located in close proximity to Interstate 26, the Asheville Regional Airport, and rail infrastructure.

Rationale/Benefits:

As noted in the project's original approval memo, the grading effort will reduce the time that a prospective client would need to begin construction. The site has capacity to support one to two new businesses and create up to 100 new jobs. The Henderson County Partnership for Economic Development and other regional economic development partners are actively marketing the site as an ideal industrial property with multiple transportation access systems and full utility connections. The region has recently attracted national corporations to locate east-coast facilities nearby, due in part to the area's natural environment and quality of life. However, the mountainous terrain and associated infrastructure construction costs are barriers to locate, secure, and develop viable industrial sites in western NC. After site development and grading, private sources will contribute to further development of the site. The property could be fully occupied within one year following the completion of the proposed improvements.

The project will also support the county's efforts to remove the property from the NC Department of Environment and Natural Resources (NCDENR) Inactive Hazardous Waste Site Priority List. The property was previously used as a fire prevention training site. As a result the site improvements, the county will re-purpose an abandoned site into a revenue-producing property.

Performance Measure (Outputs):

Expected outputs have not changed; 17.2 acres will be graded to become 'pad-ready.'

Performance Measure (Outcomes):

Expected outcomes have not changed. As a speculative building site there are no formal job creation commitments, however, estimated outcomes include 102 jobs created.

This project will have a primary impact on distressed areas. The project is consistent with the ARC Act and Code and is recommended for funding.

RECOMMENDED:

Scott T. Hamilton
Executive Director