

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: December 2, 2024

SUBJECT: Sports Complex Bid Responses

PRESENTER: Christopher Todd, Assistant County Manager

ATTACHMENTS: Yes

1. Colorized Site Plan
2. Bid Tabulation
3. WithersRavenel Construction Administration Agreement

SUMMARY OF REQUEST:

The Henderson County Board of Commissioners as part of their August 5th, 2024 meeting directed staff to design and develop a plan for the construction of a sports complex at Berkeley Mills Park. Staff worked with WithersRavenel to bring a design forward which met the intent of the Board of Commissioners and the public for this new sports complex. The design included keeping the historic baseball stadium, adding four soccer fields, a new softball field, six tennis courts, and the associated accessories uses of those amenities.

The project was let for bid in early November with bids due on November 25th. The county received five bid responses for the project, with responsible low bidder be Tennoca Construction Company.

BOARD ACTION REQUESTED:

The board is requested to review the bid tabulation and construction administration agreements for the project and to direct staff execute the necessary agreements and budget amendments for the Berkeley Mills Sports Complex project.

SUGGESTED MOTION:

I move the board execute the agreements with Tennoca Construction Company and WithersRavenel and authorize the County Manager to sign the necessary budget amendments in accordance with the direction of the board.





Berkeley Mills Park Athletic Fields BID TABULATION

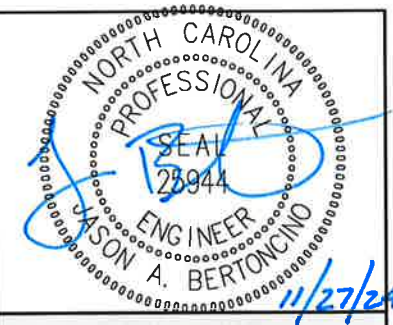
Bid Date & Time: November 25, 2024 - 2:00 PM

Prepared By: WITHERSRAVENEL, INC.

84 Coxe Avenue, Suite 260 Asheville, NC 28801
License Number: F-1479

Notes: Highlighted Cell indicates a math error. Error is shown not corrected herein

The project was bid in accordance with NCGS 143-129



Base Bid				Tennoca Construction Company	Vannoy Construction	GeoSurfaces	Mammoth Sports Construction, LLC	Teraflex Group, LLC
Item No.	Item Description	Unit	Qty					
1	Mobilization and General Conditions	LS	1	\$ 400,000.00	\$ 237,313.00	\$ 1,652,658.00	\$ 920,000.00	\$ 953,000.00
2	Grading & Excavation (Including All Clearing and Grubbing, Vegetated Retaining Systems and Fine Grading)	LS	1	\$ 1,720,000.00	\$ 3,703,863.00	\$ 3,719,121.00	\$ 1,943,000.00	\$ 2,791,000.00
3	Erosion and Sedimentation Control (Including Maintenance of Erosion Control Measure Throughout the Project Life and Removal Once Completed)	LS	1	\$ 330,000.00	\$ 377,304.00	\$ 327,472.00	\$ 312,000.00	\$ 302,152.00
4	All work associated with the completion of the site in accordance with the Plans and Specifications as Described in the Bid Documents. (Including but not limited to all Asphalt Paving, Concrete Paving, Segmental Block Retaining Walls, Railings, Fencing, Netting, Stairways, Utilities, Storm Drainage, Storm Water Management Structures, Striping, Stone Placement and Site Stabilization) Exceptions: Finishing of the Tennis Courts (Leave at subgrade, seeded and mulched) Finishing of the Softball Fields (Leave at subgrade, seeded and mulched)	LS	1	\$ 7,118,000.00	\$ 5,775,756.00	\$ 4,678,305.00	\$ 7,950,000.00	\$ 7,172,784.00
5	Mandatory Owner Contingency	LS	1	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
Total Base Bid				\$ 10,068,000.00	\$ 10,594,236.00	\$ 10,877,556.00	\$ 11,625,000.00	\$ 11,728,936.00
Bid Alternatives - All Alternatives are Mandatory to Bid								
Item No.	Item Description	Unit	Qty					
A1	REPLACE - Vegetative Retaining Systems with Segmental Block Wall Systems	LS	1	\$ 9,300.00	\$ 131,040.00	\$ 0.00	\$ 0.00	\$ 0.00
A2	REPLACE - In lieu of Bulk Excavation Removal to the Transfer Station Road, the Contractor Shall Provide Their Own Removal Location	LS	1	\$ 0.00	\$ 0.00	\$ 0.00	\$ 105,000.00	\$ 284,000.00
A3	ADD - Tennis Courts (Including All Fencing, Netting, Stone, Base, Asphalt Placement, Final Surfacing and Striping)	LS	1	\$ 585,500.00	\$ 462,720.00	\$ 550,000.00	\$ 358,000.00	\$ 420,000.00
A4	ADD - Softball Fields (Including All Fencing, Netting, Sodding, Infield Soil Mixture and Bases)	LS	1	\$ 375,200.00	\$ 329,454.00	\$ 342,000.00	\$ 645,000.00	\$ 320,000.00
A5	REMOVE - Parking Area Located at Balfour Road. (Stone and Asphalt Removal Only) Leave at Sub-Grade, Smoothed, Seeded and Mulched.	LS	1	\$ (72,700.00)	\$ (69,599.00)	\$ (120,000.00)	\$ (63,000.00)	\$ (75,000.00)
A6	REPLACE - Base Artificial Turf with a minimum 50% Nylon Yarn System (All other Specifications Remain the Same) Provide Proposed Product Data with Bid Documents	LS	1	\$ 247,000.00	\$ 282,285.00	\$ 233,000.00	\$ 500,000.00	\$ 400,000.00
A7	REPLACE - Base Artificial Turf with a Non-Infill System. (All Specifications Other than Backing Remain the Same) Provide Proposed Product Data with Bid Documents	LS	1	\$ 975,000.00	\$ 1,525,493.00	\$ 917,600.00	\$ 125,000.00	\$ 110,000.00
Project Unit Costs for Unforseen Site Conditions								
U1	UNIT COST - Excavation and removable of Non-rippable Rock beyond 3,000 cy. (The first 3,000 cy is incidental to the Base Bid Amount) Provide Price per CY	CY	N/A	\$ 50.00	\$ 55.00	\$ 362.00	\$ 100.00	\$ 125.00
U2	UNIT COST - Excavation and remove and replace unsuitable soils. (The first 2,000 cy is incidental to the Base Bid Amount) Provide Price per CY	CY	N/A	\$ 30.00	\$ 33.00	\$ 36.00	\$ 45.00	\$ 85.00



November 27, 2024

Mr. Christopher Todd – Assistant County Manager
Henderson County North Carolina
100 North King Street
Hendersonville, North Carolina 28792

**RE: Berkeley Mills Park Athletic Fields
Recommendation For Award
WR Project 24-0763**

Mr. Todd,

In accordance with the requirements set forth by the project funding agency, I am providing this letter to recommend award of the construction contract to Tennoca Construction Company, License Number 8402. The bid provided by Tennoca Construction Company was deemed responsive and complete. The bid opening was held on November 25th at 2:00pm. There were five total bids received for the project. A full bid tabulation was provided in a separate document for your review.

Please advise should you have any questions or comments regarding this matter. We appreciate the opportunity to assist Henderson County with this project.

Sincerely,
WithersRavenel

Jason A. Bertoncino, PE
Growth Officer

CC: Joe Boyd, WithersRavenel – Project Manager