



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Economic Development Commission Board Action

File #: 20-243

Commissioner Jack Brown - Economic Development Commission - To Approve the Low Bid and Authorize Execution of the Site Development Contract with Neill Grading and Construction for the Apple Creek Corporate Park at a Cost Not to Exceed \$17,913,657.00

### STAFF CONTACT

Donny Hicks - Economic Development Commission - 704-829-2233

### BUDGET IMPACT

N/A

### BUDGET ORDINANCE IMPACT

N/A

### BACKGROUND

The Gaston County Board of Commissioners is committed to expanding and diversifying the local economy. The Board of Commissioners previously approved the purchase of (+/-) 330 acres for the development of the Apple Creek Corporate Park. The County has initiated demolition and removal of all existing structures on the property in preparation of additional site development activities for the business park development project. Due to the magnitude of the proposed site development activities, the County and the engineer of record completed a public prequalification process for firms interested in submitting a bid for this project. A total of eight (8) firms were recommended by the engineer of record as prequalified for this project.

Construction plans for the project was publicly advertised on March 27, 2020. A public bid opening was held on April 29, 2020 at which time five (5) sealed bids from prequalified general contractor were submitted, publicly opened and read aloud with the following results:

(Continued on Page 2)

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	TPallbeck	WWarley	Vote
2020-148	05/26/2020	JB	TK	A	A	A	ABS	A	A	A	U

### DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

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Page 2

<b><u>Contractor</u></b>	<b><u>Bid Amount</u></b>
Neill Grading and Construction	\$16,999,120.00
Morgan Corporation	\$18,487,664.00
Blythe Development Company	\$19,767,290.18
Blythe Construction Company	\$20,610,440.00
Faulconer Construction Company	\$20,756,958.00

Based on the bids received, this Board Action deems Neill Grading and Construction as the general contractor submitting the lowest, responsive, responsible bid. Alfred Benesch and Company, project engineer hired by Gaston County, recommends additional contingency and allowances in the amount of nine hundred fourteen thousand five hundred and thirty-seven dollars (\$914,537) be added to the bid amount to cover expenditures associated with potential unforeseen site conditions. Utilization of the recommended additional contingency and allowances will require prior authorization by site conditions. Utilization of the recommended additional contingency and allowances will require prior authorization by the project engineer and Gaston County. Approval of this Board Action formally selects Neil Grading and Construction to perform the work associated with this project, directs the County Attorney to draft all necessary contract documents, and authorizes the County Manager to execute said documents in an amount totaling \$17,913,657.00.

### **POLICY IMPACT**

N/A

### **ATTACHMENTS**

Engineers Recommendation Letter, Certified Bid Tabulation Form and Post Bid Project Cost Estimate



Alfred Benesch & Company  
2018 Eastwood Road, Suite 111  
Wilmington, NC 28403  
www.benesch.com  
P 910-344-0143

May 13, 2020

Mr. Charles Moore, esq.  
Gaston County Attorney  
Administrative Building  
128 W. Main Avenue  
Gastonia NC

Via: electronic transmission (only)

Reference: Recommendation of Contract award – Apple Creek Corporate Park  
General Contract for Construction

Dear Mr. Moore:

Please find the attached certified bid tabulations, published May 5, 2020, resulting from public bids for the aforementioned construction project accepted at the Gaston County Economic Development Office on April 29, 2020 at 2 pm. The purpose of this letter is to recommend to you, and the Gaston County Commissioners that this project contract be awarded to Neill Grading and Construction, Inc., of Hickory NC, who is a NC Unlimited General Contractor (license number is #7539) in the amount of seventeen million nine hundred thirteen thousand six hundred and fifty- seven dollars even (\$17,913,657).

While this bid is considerably lower than the majority of the 5 bids received, the proposal (bid) has been vetted thoroughly with the contractor and all parties are equally convinced that scope and cost are evenly and fairly matched to accomplish the project. We recommend adding additional contingency in the contract to more closely match the original project cost estimate. This explains the difference in the amount recommended in the bid and the contract price recommendation (added contingency and allowances in the amount of nine hundred fourteen thousand five hundred and thirty-seven dollars (\$914,537)).

This contract shall be expressed, executed and prosecuted and according to bid documents issued by our office on behalf of Gaston County. The contractor will be responsible to obtain all payment and performance bonds and produce executed contract within 10 days after being issued to them. Benesch has prepared the AIA contract you will find enclosed with this recommendation. Benesch recommends providing the contractor with a notice to proceed as soon as possible subsequent to execution of the contract in order to meet the construction schedule and satisfy obligations of build-to-suit projects already planned for the park (work to begin on them in the early fall 2020).

Please also feel free to contact me should you require additional information or clarification. We have also included as exhibits the actual bid packages from Neill Grading, the bid tabulation, and the AIA Contract Agreement between owner and contractor. All other bids are on file should you desire to examine them as well.



Sincerely,  
Alfred Benesch & Company

Benjamin Simpson, ASLA, PLA, Associate  
Sr. Project Manager

Exhibits:                      Certified Bid Tabulation  
                                     Bid Proposal – Neill Grading, Inc  
                                     AIA contract agreement between Owner and Contractor  
                                     Exhibit – cover sheet of plans for Construction  
                                     Exhibit – Index /table of contents Project Manual

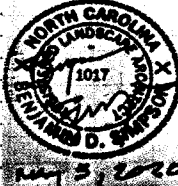
Electronic copy to :        Donny Hicks, Executive Director, GEDC  
                                     Richard Callahan, Benesch  
                                     Brian Cannella, NC Division Manager, Benesch  
                                     Scott Zanotti & Matt Hovis – Neill Grading Company

## Apple Creek Corporate Park - Site Development Contract

**Bid Date: April 29, 2020**

2:00 P.M.

### Bid for Single Prime Contract

Contractor	License No.	Bid Bond	MBPE	Addendum	Total Bid = Base Bid + Contingency+Allowance)
<b>Blythe Development Company</b>	26344	yes	yes	recvd	\$19,767,290.18
<b>Morgan Corporation</b>	12289	yes	yes	recvd	\$18,487,664.00
<b>Blythe Construction Company</b>	7639	yes	yes	recvd	\$20,610,440.00
<b>Faulconer Construction Company</b>	40648	yes	yes	recvd	\$20,756,958.00
<b>Vannoy Construction Company</b>	prequalified				NO BID
<b>Barnhill Construction Company</b>	prequalified				NO BID
<b>Earnhardt Grading Company</b>	prequalified				NO BID
<b>GREEN HIGHLIGHT INDICATES APPARENT LOW BIDDER</b>					
I hereby acknowledge that this is a true and accurate tabulation of bids received for Apple Creek Corporate Park - Site/Roadway/Infrastructure. Bid April 29, 2020 at 2:00 P.M.  Benjamin Simpson, PLA, ASLA Alfred Benesch & Company 2359 Perimeter Pointe Parkway, Suite 350 Charlotte, NC 28208					

**Post Bid Project Cost Estimate**

**May 8, 2020**

<u>Description</u>	<u>Amount</u>
<b><i>Immediate Cost</i></b>	
Construction Contract Neill Grading and Construction (Bid April 29)	\$16,999,120
Add in additional Contingency based on Probable Cost estimate	\$509,537
Add in for irrigation by DB/Emitter - hi efficiency	\$160,000
Add for Ornamental Planting Material (only) previous "by owner"	\$245,000
<b>Subtotal</b>	<b>\$17,913,657</b>
<b><i>Other Cost 0-6 Months</i></b>	
CMT in R/W and Site -3rd party inspections required in R/W NCDOT	\$255,000
Permit and Impact fees payable directly to others-	
USACE - mitigation - 401	\$150,000
Permit fee storm	\$78,000
Two Rivers Tap Fees	\$110,000
Legal POA establishment	\$50,000
Additional Services to Benesch/STV/Survey	\$65,000
<b>Subtotal</b>	<b>\$708,000</b>
<b><i>Other Cost 6 months and beyond</i></b>	
Marketing	\$100,000
Traffic Signal hwy 275	\$200,000
Traffic Signal Hwy 279	\$200,000
HP Gas	\$125,000
<b>Subtotal</b>	<b>\$625,000</b>
<b>Total Project Current and Future Cost</b>	<b>\$19,246,657</b>