



Board Action Report

File #: 20-243, Version: 1

MOVED FROM CONSENT/ 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 **(100% County Funds)**

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:

<u>Contractor</u>	<u>Bid Amount</u>
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 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