

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: June 16, 2009

**Action Agenda
Item No.** 4-1

SUBJECT: Bid Award for Fairview Community Park

DEPARTMENT: Recreation and Parks

PUBLIC HEARING: (Y/N)

No

ATTACHMENT (S):

Bid Tabulation

INFORMATION CONTACT:

Pam Jones, 245-2652

Lori Taft, 245-2660

David Stancil, 245-2590

Marabeth Carr, 969-3880

David Cannell, 245-2651

PURPOSE: To consider:

- Awarding a bid and approving a contract for construction of Fairview Community Park to McQueen Construction, Bahama, NC; and
- Approving payment in lieu of \$175,023 from the Cheeks/Hillsborough District for additional Park alternates; and
- Authorize PARTF funds, if received, to be used for remaining bid alternates.

BACKGROUND: In 2004 the County and Town of Hillsborough agreed to work together to create a master plan for the entire 92 acre site comprising Fairview Park. The Board approved the Master Plan for the park in June of 2007. The estimated 92 acre park will be jointly owned by Orange County and the Town of Hillsborough. Presently, the park is to be managed by Orange County Parks and Recreation.

Bids for construction of the park were received on May 19, 2009 with eight bidders responding. The lowest responsible bidder is McQueen Construction of Bahama, North Carolina with a base bid of \$588,500. Adequate funds are available through the 2001 bond issue for this bid and include adequate contingencies for unforeseen conditions in construction. Hillsborough has agreed to provide an additional \$15,000 for sidewalk improvements.

The Base Bid includes:

- Ball Field
- Lighted, Gravel Parking and Driveway
- Paved, Lighted Walking Track

- Required Landscaping
- Sidewalk required by Hillsborough

Payment in Lieu funds of \$175,023 are available for use in additional alternates to the project.

Should the Board approve the Payment in Lieu funds, Staff recommended alternates are as follows:

- Picnic Shelter with Restrooms
- Playground
- Basketball Court Lighting
- Drinking Water line
- Site Amenities

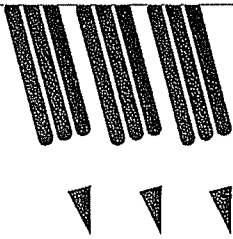
In addition the County applied for \$500,000 in State Park and Recreation Trust Funds (PARTF) grant funds. However, disposition of these funds will not be known until July 24, 2009.

Depending upon the actual funding awarded, additional alternates including paved parking and driveway, ball field lighting, and additional site amenities could be installed. These items would not be scheduled for installation until well after the PARTF grant funding occurred.

FINANCIAL IMPACT: The 2009/10 CIP allocates \$925,000 for this project including the 2001 voter approved bonds of \$850,000 for development of Fairview Community Park. As outlined above sufficient funding is available in the budget to fund \$588,500 in construction costs to include adequate contingency funds.

RECOMMENDATION(S): The Manager recommends the Board:

- Award a bid and approve a contract to McQueen Construction in an amount not to exceed \$588,500 for construction of the Fairview Community Park, contingent upon County Attorney review; and authorize the Chair to sign on behalf of the Board;
- Approve the \$175,023 payment-in-lieu funds from the Cheeks/Hillsborough District to allow for additional alternates as described;
- the Board authorize any PARTF funding that may be received for remaining bid alternates; and
- Authorize the Manager or Interim Manager to sign change orders to the extent of the Project Budget.



3

CORLEY REDFOOT ZACK INC.

ARCHITECTS • ENGINEERS • PLANNERS

May 28, 2009

Ms. Pamela K. Jones, Director
Orange County Purchasing
And Central Services
129 E. King Street
Hillsborough, NC 27278

GLENN D. CORLEY, AIA
Chairman

KENNETH E. REDFOOT, AIA
President

MICHAEL L. HAMMERSLEY, PE
Partner

ANDREW R. CRUICKSHANK, AIA
Partner

DAVID M. TAYLOR, AIA
Partner

KIMBERLY D. BUFF, AIA
Associate

LAURENCE W. BUNCH, AIA
Associate

HARRY M. JENSEN
Associate

KENNETH E. SMITH
Associate

RE: **Orange County, Fairview Community Park**
195 Torain St., Hillsborough, NC
Project #0716
BID TABULATION

Dear Ms. Jones:

On Tuesday, May 19, 2009, at 3:00 PM, bid proposals were received by Orange County, NC, for the above-referenced project.

Eight bids were received. Please see the attached certified Bid Tabulation.

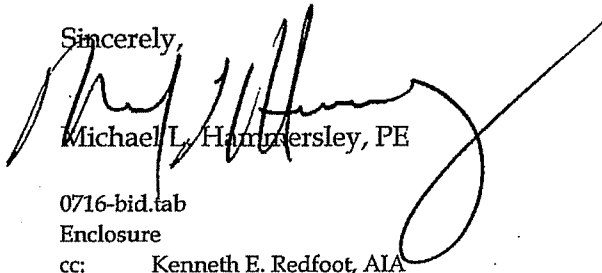
After discussion of the bids, the County decided to accept Alternates #G-2 (Picnic Shelter with Restrooms), G-3 (Playground and Associated Materials), G-5 (Site Amenities), G-7 (Basketball Sports Lighting) and G-8 (1" water line extension).

The apparent low bidder for the project is McQueen Construction of Bahama, NC, with a total bid of \$809,000: Base Bid of \$588,500 plus alternates totaling \$220,500, i.e., Alternate #G-2 at \$69,500; #G-3 at \$69,600; #G-5 at \$54,000; #G-7 at \$16,000; #G-8 at \$11,400.

We recommend that Orange County accept the proposal (see attached) from McQueen Construction for a total of \$809,000.

If further information is required, please let me know.

Sincerely,



Michael L. Hammersley, PE

0716-bid.tab

Enclosure

cc: Kenneth E. Redfoot, AIA

PO Box 2368
Chapel Hill, NC 27515-2368

222 Cloister Court
Chapel Hill, NC 27514-2212



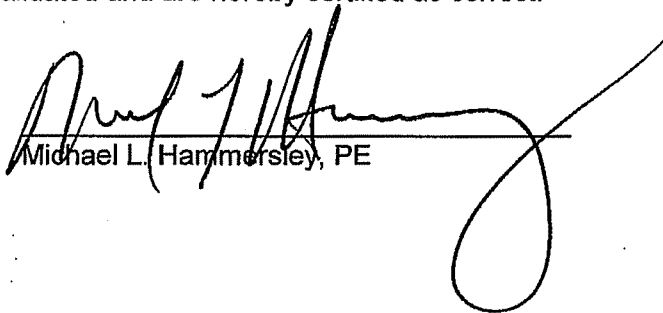
(919) 401-8586 Telephone
(919) 493-7306 Fax
www.corleyredfootzack.com

CORLEY REDFOOT ZACK, INC.

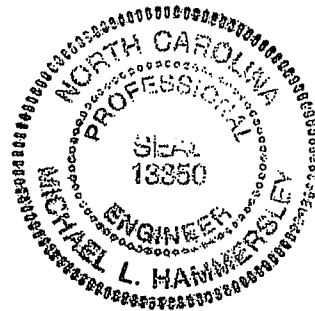
ORANGE COUNTY, FAIRVIEW COMMUNITY PARK
195 Torain Street, Hillsborough, NC
CRZ #0716

BID TABULATION

Bids as shown on the following two pages, received at 3:00 PM, May 19, 2009, have been checked and validated and are hereby certified as correct.



Michael L. Hammersley, PE



BID TABULATION
 FAIRVIEW COMMUNITY PARK
 195 Torain Street, Hillsborough, NC
 Project #0716, 3:00 PM, May 19, 2009

CONTRACTOR	License No.	5% Bid Bond	MINORITY BUS. FORMS	Add. Rec'd 1,2,3	BASE BID
Bar Construction Co. Greensboro, NC	7973	Yes	Yes	Yes	\$ 646,000
Brooks Gen'l Contractors Greensboro, NC	1376	Yes	Yes	Yes	\$ 593,092
Carolina Precision Const. Mooresville, NC	No bid				
Central Builders Graham, NC	No bid				
Hine Sitework, Inc. Goldsboro, NC	No bid				
H. M. Kern Corp. Greensboro, NC	8542	Yes	Yes	Yes	\$ 614,000
McQueen Construction Bahama, NC	36982	Yes	Yes	Yes	\$ 588,500
Patriot Building Co. Hillsborough, NC	No bid				
H. G. Reynolds Co. Henderson, NC	14149	Yes	Yes	Yes	\$ 820,000
Thalle Construction Co. Hillsborough, NC	35203	Yes	Yes	Yes	\$ 758,519
Vaughan Grading & Util. Wake Forest, NC	No bid				
Virginia Carolina Paving S. Boston, VA	No bid				
Vortex Construction Co. Garner, NC	No bid				
D. W. Ward Construction Durham, Nc	7244	Yes	Yes	Yes	\$ 647,362
Narrow Contracting Inc. Middlesex, NC *	62426	Yes	Yes	Yes	\$ 744,500

* Not a plan holder

FAIRVIEW COMMUNITY PARK - BID/TABULATION

195 Torain Street, Hillsborough, NC

Project #0716, 3:00 PM, May 19, 2009

ALTERNATES

CONTRACT	Alt. G-1	Alt. G-2	Alt. G-3	Alt. G-4	Alt. G-5	Alt. G-6	Alt. G-7	Alt. G-8
Bar Construction	69,400	132,700	74,000	9,400	58,000	150,000	16,000	9,700
Brooks Gen'l Contractors	60,200	118,000	61,900	21,500	39,800	144,800	18,000	9,900
Carolina Precision	No bid							
Central Builders	No bid							
Hine Sitework, Inc.	No bid							
H. M. Kern Corp.	52,000	78,200	70,300	21,300	43,800	134,000	15,300	11,800
McQueen Construction	44,000	69,500	69,600	24,000	54,000	153,000	16,000	11,400
Patriot Building Co.	No bid							
H. G. Reynolds Co.	65,000	105,000	74,000	12,000	43,000	147,000	15,000	14,000
Thalle Construction	52,600	97,000	70,800	19,600	53,100	150,200	15,200	13,200
Vaughan Grading & Util.	No bid							
Virginia Carolina	No bid							
Vortex Construction	No bid							
D. W. Ward Construction	63,044	68,400	63,333	8,035	47,268	142,981	15,022	4,787
Narrow Contracting	79,000	63,000	76,000	18,000	60,000	139,000	15,000	No bid