

REQUEST FOR BOARD ACTION

HENDERSON COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: August 2, 2010

SUBJECT: Tuxedo Mill Demolition Project Bids

ATTACHMENT(S): Staff Recommendation Memo

SUMMARY OF REQUEST:

Attached is a memorandum from the County's Construction Manager, David Berry, presenting the bid proposals from five (5) companies for the demolition of the Tuxedo Mill. The memo outlines the bid process used by staff, general information regarding the Phase I site assessment and finally, Mr. Berry's recommendation for the Board of Commissioners to award the project to Mark Pace Construction, who provided the lowest bid on the project, which is \$126,969.

BOARD ACTION REQUESTED:

Staff recommends the Board's approval to proceed with awarding the project to the lowest bidder and local contractor, Mark Pace Construction.

Suggested Motion:

I move that the Board of Commissioners proceed with awarding the project to Mark Pace Construction and authorize the County Manager to execute the contract with Mark Pace Construction to begin the demolition project.

David H. Berry & Associates, LLC
A Construction Management Company

June 10, 2010

**Subject: Tuxedo Mill Demolition Project
Status and Recommendations**

The information contained herein is as per the directive of the Henderson County Board of Commissioners to proceed with procuring site assessment evaluations and pricing proposals for the potential demolition of the old JP Stevens Mill located in Tuxedo, NC.

A Phase 1 Site Assessment, inclusive of lead paint and asbestos surveys, was priced, ordered, and performed by Mountain Environmental Group. The cost for the study was \$3,400. The full report was received and reviewed. The report indicates that there is a significant amount of asbestos which will require abatement. The primary asbestos containing material is pipe insulation. Smaller amounts were also found in floor mastic and some wall board materials in one of the buildings. There is also a very small amount of lead paint which was identified on one masonry wall section and will require proper handling.

RFP's (Request for Proposals) for the demolition project were posted on the Henderson County web page noting all pertinent information including notice of a mandatory (to be allowed to bid) pre-bid on-site meeting. The pre-bid meeting was held and all interested contractors and subs were given more specific bid instructions and project requirements should their company be awarded a contract to perform the work. All in attendance were allowed full access that entire afternoon to study the site and on two additional prescheduled site meetings prior to the bid date. Questions raised at the pre-bid meeting were either answered then or answered via email addendums copying all interested contractors who were in attendance at the pre-bid. In summary the bid instructions required that the bidding contractor/companies be properly licensed locally and in the state of NC, and include and show proof of, with their bid proposal, a Bid Bond which mandates the contractor or his bond company to pay a fee equal to 5% of his

bid if he defaults on acceptance of his pricing. Copies of the site assessment report were made available to all bidding contractors and they were informed via email addendum that they were to include in their bid proposals the removal and disposal of any and all asbestos, lead paint, and hazard material as noted in the Phase 1 Site Assessment Report. And furthermore that the handling of these components shall be as per all local, state, and federal guidelines and mandates. Further project requirements were provided to all bidding contractors should their firm be awarded a contract to perform the work. These project requirements included that the selected contractor have all county and state required licenses, provide a Performance and Payment Bond, specific amounts of insurance listing Henderson County as the additional insured, and demolition and asbestos permits as required by the county and the state. Also included in the project scope requirements was a maximum time frame to perform and complete the work of 180 days with liquidated damages (\$200.00/day) to be paid to the county starting on the 181st day. It should be noted that the demo could be done quicker but at a higher cost. The longer time frame allows a contractor, particularly one who is recycling materials, more time to salvage materials and relocate or sell them. And since there are no time restraints we were able to do this. It was explained to all bidding contractors/companies that the release of this project was subject to approval by the Henderson County Board of Commissioners after pricing was obtained.

The bid proposals were received as advertised in the conference room of the Henderson County Engineers office at 2:00 PM, Friday June 4th, 2010. Those in attendance included myself, Marcus Jones and staff, and any interested bidders. It was not mandatory that the bidder be present. All bids received were in order and the bid tally is as follows:

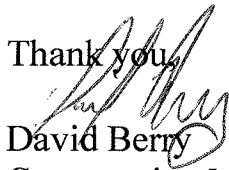
Mark Pace Construction	\$126,969
DH Griffin	\$198,750
Allison Landscaping	\$264,590
NEO Corporation	\$271,925
CST Environmental	\$317,800

The low bid was provided by a local contractor, Mark Pace Construction. We are now seeking a directive from the Board of Commissioners to proceed with awarding the project to Mark Pace Construction, entering into a contract with him, and proceeding with getting this work done.

The bidding process has worked well. We have identified a qualified contractor to perform this work at a very aggressive price. Should the Board conclude that this project is worthwhile, it is my recommendation, that if affordable, they move forward now. It is my opinion that the work will never be done for any less. Although Mr. Pace is excited and anxious to do the work, he does understand the county approval process. It should be noted that Mr. Pace has contacted me to let me know that his pricing is somewhat time sensitive due to constraints he has for the resale of some of the salvaged materials and would hope to get started as soon as possible if the county moves forward.

If you have any questions please do not hesitate to call.

Thank you,

A handwritten signature in black ink, appearing to read 'David Berry', is written over the printed name.

David Berry

Construction Manager

DAVID H. BERRY & ASSOCIATES, LLC