

**HENDERSON COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** October 15, 2025

**SUBJECT:** **Construction Contract Award**  
**Clear Creek Sewer Project**

**PRESENTER:** Marcus A. Jones, PE  
County Engineer

**ATTACHMENTS:**

1. WGLA's Letter of Recommendation with Budget
2. NCDEQ Resolution of Tentative Award
3. Bid Summary, 10/2/2025
4. Bid Tabulation, 10/2/2025
5. WGLA Cost Estimate, 8/4/2025
6. WGLA Proposal for Construction Administration

**SUMMARY OF REQUEST:**

As approved by the Board with the FY2026 budget, WGLA Engineering and staff have bid the construction portion of the Clear Creek sewer project (aka Edneyville Sewer). The invitation for bids was released on August 14, 2025, and bids were opened on October 4, 2025 at 2:00pm. A bid summary and bid tabulation are attached. Also attached is the cost estimate from WGLA published prior to the bidding process. The bid opening was compliant and produced a low bid within the project budget and below the Engineer's estimate.

WGLA has provided the attached letter of recommendation for the low bidder, Timberline Construction Group at \$13,993,755.00, and a resolution required by North Carolina Department of Environmental Quality (NCDEQ). The recommended motion and resolution request Board approve pending NCDEQ. The pending approval will assist the project team with meeting the aggressive schedule for the project.

WGLA's letter of recommendation contains a proposed project budget which staff have reviewed and recommend as well. Within the budget, WGLA has identified the construction administration cost to be \$350,000. A proposal from WGLA for \$350,000 is attached.

Finally, the project schedule in the bid and in turn part of the construction contract requires Timberline to expend \$12.7 million (ARPA funding requirement) by December 31, 2026. The final completion date for the project is April 1, 2027.

**BOARD ACTION REQUESTED:**

Award the construction contract for the Clear Creek sewer project to Timberline Construction Group for \$13,993,755.00 pending approval from NCDEQ, approved NCDEQ's tentative award resolution, approve the proposed project budget, approve the proposal from WGLA for \$350,000 to administer construction, and authorize the County Engineer to execute the necessary documents.

***Suggested Motion:***

*I move the Board award the construction contract for the Clear Creek sewer project to Timberline Construction Group for \$13,993,755.00 pending approval from NCDEQ, approved NCDEQ's tentative award resolution, approve the proposed project budget, approve the proposal from WGLA for \$350,000 to administer construction, and authorize the County Engineer to execute the necessary documents.*



WGLA Engineering, PLLC  
724 5<sup>th</sup> Avenue West  
Hendersonville, NC 28739  
(828) 687-7177 wglA.com

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October 7, 2025

Mr. Marcus Jones, P.E.; County Engineer  
Henderson County  
1 Historic Courthouse Square  
Hendersonville, NC 28792

RE: Clear Creek Sewer Project – SPR-W-ARP-0085  
Recommendation of Award  
WGLA# 24100

Dear Mr. Jones:

As you know, bids were received on Thursday, October 2, 2025 for the Clear Creek Sewer Project. Four bids were submitted ranging from a low base bid of \$13,993,755.00 to a high base bid of \$26,701,189.00. The engineer’s estimate for the base bid was \$14,065,930.00 as submitted to the NC Division of Water Infrastructure. The low bid was submitted by Timberline Construction Group of Pelham, Alabama. We have reviewed all of the bid packages submitted, and all bidders provided bidder qualifications, bid bonds and MBE documentation as required in the instruction for bidders. A copy of the bid summary and bid tabulation is attached with this letter.

**Since this project is being partially funded by ARPA funds through the State, we would recommend that the award be contingent on final approval by the NC Division of Water Infrastructure.** We have prepared a number of documents supporting the bidding process for their review. A copy of the Project Bid Information form is attached with this letter.

Based on the lowest responsive bid submitted, we would recommend the following budget for the project:

|                                 |                         |
|---------------------------------|-------------------------|
| Construction Contract Amount    | \$13,993,755.00         |
| Planning and Design Engineering | \$837,750.00 (complete) |
| Construction Phase Engineering  | \$350,000.00            |
| Contingency (5% rounded up)     | \$700,000.00            |
| Geotech, Surveys, Etc.          | \$311,460.00 (complete) |
| Appraisals                      | \$250,000.00 (complete) |
| Easements                       | \$597,795.00            |
| Legal                           | \$29,029.00             |
| <br>TOTAL PROJECT COSTS         | <br>\$17,069,789.00     |

Note this budget matches the project cost summary in the attached Project Bid Information form. Also note that we are not recommending acceptance of the add/alternate for the Laurel Branch pump station and gravity lines due to the costs exceeding the project budget.

If you have any questions about this information, don't hesitate to contact our office.

Sincerely,  
WGLA Engineering, PLLC

*William R. Buie*

William R. Buie, P.E.; Project Manager/Principal

Henderson County - Clear Creek Sewer Project  
Bid Opening Summary 10/2/25

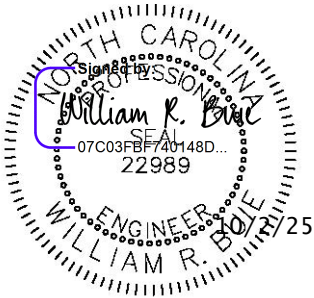
| Bidder                        | Bidder<br>Responsibility | Bid Bond | MBE<br>Information | Base<br>Bid     | Add/Alternate<br>#1 |
|-------------------------------|--------------------------|----------|--------------------|-----------------|---------------------|
| Timberline Construction Group | X                        | X        | X                  | \$13,993,755.00 | \$2,575,225.00      |
| TP Howard's Plumbing Co Inc   | X                        | X        | X                  | \$15,952,000.00 | \$3,113,000.00      |
| Ledford & Parker Inc          | X                        | X        | X                  | \$18,399,489.00 | \$3,559,782.00      |
| Moorhead Construction Inc     | X                        | X        | X                  | \$26,701,189.00 | \$5,630,491.00      |
|                               |                          |          |                    |                 |                     |
|                               |                          |          |                    |                 |                     |
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Signed by:  
*William R. Buie*  
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Received By:

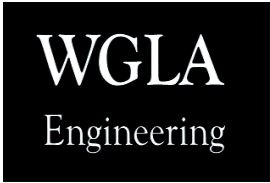
10/2/25

Date



| Henderson County - Clear Creek Sewer Project |                                                           |      |        |                |                             |                 |                        |                 |                            |
|----------------------------------------------|-----------------------------------------------------------|------|--------|----------------|-----------------------------|-----------------|------------------------|-----------------|----------------------------|
| Bid Tabulation 10/2/25                       |                                                           |      |        |                |                             |                 |                        |                 |                            |
| Timberline Construction Group                |                                                           |      |        |                | TP Howard's Plumbing Co Inc |                 | Ledford & Parker, Inc. |                 | Moorhead Construction Inc. |
| No                                           | DESCRIPTION                                               | UNIT | QTY    | UNIT PRICE     | TOTAL PRICE                 | UNIT PRICE      | TOTAL PRICE            | UNIT PRICE      | TOTAL PRICE                |
| BASE BID                                     |                                                           |      |        |                |                             |                 |                        |                 |                            |
| Sanitary Sewer Improvements                  |                                                           |      |        |                |                             |                 |                        |                 |                            |
| 1                                            | Mobilization, Insurance, Construction Staking             | LS   | 1      | \$625,000.00   | \$625,000.00                | \$397,155.00    | \$397,155.00           | \$895,000.00    | \$895,000.00               |
| 2                                            | Clearing and Grubbing                                     | AC   | 15.20  | \$35,000.00    | \$532,000.00                | \$50,000.00     | \$760,000.00           | \$8,000.00      | \$121,600.00               |
| 3                                            | 8" PVC SDR 35 Gravity Sewer (0' - 6' Deep)                | LF   | 4,030  | \$75.00        | \$302,250.00                | \$85.00         | \$342,550.00           | \$211.00        | \$850,330.00               |
| 4                                            | 8" PVC SDR 35 Gravity Sewer (6' - 8' Deep)                | LF   | 7,201  | \$85.00        | \$612,085.00                | \$90.00         | \$648,090.00           | \$211.00        | \$1,519,411.00             |
| 5                                            | 8" PVC SDR 35 Gravity Sewer (8' - 10' Deep)               | LF   | 3,841  | \$115.00       | \$441,715.00                | \$95.00         | \$364,895.00           | \$211.00        | \$810,451.00               |
| 6                                            | 8" PVC SDR 35 Gravity Sewer (10' - 12' Deep)              | LF   | 1,548  | \$135.00       | \$208,980.00                | \$110.00        | \$170,280.00           | \$211.00        | \$326,628.00               |
| 7                                            | 8" PVC SDR 35 Gravity Sewer (> 12' Deep)                  | LF   | 2,429  | \$165.00       | \$400,785.00                | \$140.00        | \$340,060.00           | \$211.00        | \$512,519.00               |
| 8                                            | 8" PVC C-900 Gravity Sewer (0' - 6' Deep)                 | LF   | 23     | \$85.00        | \$1,955.00                  | \$95.00         | \$2,185.00             | \$233.00        | \$5,359.00                 |
| 9                                            | 8" PVC C-900 Gravity Sewer (6' - 8' Deep)                 | LF   | 138    | \$95.00        | \$13,110.00                 | \$100.00        | \$13,800.00            | \$233.00        | \$32,154.00                |
| 10                                           | 8" PVC C-900 Gravity Sewer (8' - 10' Deep)                | LF   | 277    | \$130.00       | \$36,010.00                 | \$110.00        | \$30,470.00            | \$233.00        | \$64,541.00                |
| 11                                           | 8" PVC C-900 Gravity Sewer (10' - 12' Deep)               | LF   | 89     | \$150.00       | \$13,350.00                 | \$150.00        | \$13,350.00            | \$233.00        | \$20,737.00                |
| 12                                           | 8" PVC C-900 Gravity Sewer (> 12' Deep)                   | LF   | 197    | \$185.00       | \$36,445.00                 | \$180.00        | \$35,460.00            | \$233.00        | \$45,901.00                |
| 13                                           | 8" DIP/CL 350 P-401 Lined Gravity Sewer (0' - 6' Deep)    | LF   | 471    | \$165.00       | \$77,715.00                 | \$150.00        | \$70,650.00            | \$270.00        | \$127,170.00               |
| 14                                           | 8" DIP/CL 350 P-401 Lined Gravity Sewer (6' - 8' Deep)    | LF   | 725    | \$175.00       | \$126,875.00                | \$160.00        | \$116,000.00           | \$270.00        | \$195,750.00               |
| 15                                           | 8" DIP/CL 350 P-401 Lined Gravity Sewer (8' - 10' Deep)   | LF   | 306    | \$210.00       | \$64,260.00                 | \$175.00        | \$53,550.00            | \$270.00        | \$82,620.00                |
| 16                                           | 8" DIP/CL 350 P-401 Lined Gravity Sewer (10' - 12' Deep)  | LF   | 234    | \$225.00       | \$52,650.00                 | \$200.00        | \$46,800.00            | \$270.00        | \$63,180.00                |
| 17                                           | 8" DIP/CL 350 P-401 Lined Gravity Sewer (> 12' Deep)      | LF   | 57     | \$265.00       | \$15,105.00                 | \$250.00        | \$14,250.00            | \$270.00        | \$15,390.00                |
| 18                                           | 12" PVC SDR 35 Gravity Sewer (0' - 6' Deep)               | LF   | 26     | \$90.00        | \$2,340.00                  | \$120.00        | \$3,120.00             | \$222.00        | \$5,772.00                 |
| 19                                           | 12" PVC SDR 35 Gravity Sewer (6' - 8' Deep)               | LF   | 692    | \$100.00       | \$69,200.00                 | \$130.00        | \$89,960.00            | \$222.00        | \$153,624.00               |
| 20                                           | 12" PVC SDR 35 Gravity Sewer (8' - 10' Deep)              | LF   | 1,542  | \$145.00       | \$223,590.00                | \$140.00        | \$215,880.00           | \$222.00        | \$342,324.00               |
| 21                                           | 12" PVC SDR 35 Gravity Sewer (10' - 12' Deep)             | LF   | 101    | \$170.00       | \$17,170.00                 | \$170.00        | \$17,170.00            | \$222.00        | \$22,422.00                |
| 22                                           | 12" PVC SDR 35 Gravity Sewer (> 12' Deep)                 | LF   | 144    | \$205.00       | \$29,520.00                 | \$250.00        | \$36,000.00            | \$222.00        | \$31,968.00                |
| 23                                           | 12" PVC C-900 Gravity Sewer (8' - 10' Deep)               | LF   | 28     | \$190.00       | \$5,320.00                  | \$225.00        | \$6,300.00             | \$282.00        | \$7,896.00                 |
| 24                                           | 12" PVC C-900 Gravity Sewer (> 12' Deep)                  | LF   | 63     | \$235.00       | \$14,805.00                 | \$250.00        | \$15,750.00            | \$282.00        | \$17,766.00                |
| 25                                           | 12" DIP/CL 350 P-401 Lined Gravity Sewer (0' - 6' Deep)   | LF   | 38     | \$220.00       | \$8,360.00                  | \$210.00        | \$7,980.00             | \$297.00        | \$11,286.00                |
| 26                                           | 12" DIP/CL 350 P-401 Lined Gravity Sewer (6' - 8' Deep)   | LF   | 93     | \$230.00       | \$21,390.00                 | \$220.00        | \$20,460.00            | \$297.00        | \$27,621.00                |
| 27                                           | 12" DIP/CL 350 P-401 Lined Gravity Sewer (8' - 10' Deep)  | LF   | 383    | \$275.00       | \$105,325.00                | \$230.00        | \$88,090.00            | \$297.00        | \$113,751.00               |
| 28                                           | 12" DIP/CL 350 P-401 Lined Gravity Sewer (10' - 12' Deep) | LF   | 58     | \$290.00       | \$16,820.00                 | \$275.00        | \$15,950.00            | \$297.00        | \$17,226.00                |
| 29                                           | 12" DIP/CL 350 P-401 Lined Gravity Sewer (> 12' Deep)     | LF   | 142    | \$325.00       | \$46,150.00                 | \$335.00        | \$47,570.00            | \$297.00        | \$42,174.00                |
| 30                                           | Wash Stone for Bedding (Sewer Gravity Lines)              | TN   | 19,000 | \$45.00        | \$855,000.00                | \$50.00         | \$950,000.00           | \$52.00         | \$988,000.00               |
| 31                                           | 4" Vent Pipe (Including Installation)                     | LF   | 26     | \$450.00       | \$11,700.00                 | \$1,800.00      | \$46,800.00            | \$493.00        | \$12,818.00                |
| 32                                           | Dewatering for Sewer Line Installation                    | LS   | 1      | \$250,000.00   | \$250,000.00                | \$300,000.00    | \$300,000.00           | \$100,000.00    | \$100,000.00               |
| 33                                           | Temporary Shoring for Sewer Line Installation (Allowance) | LF   | 4,600  | \$20.00        | \$92,000.00                 | \$20.00         | \$92,000.00            | \$135.00        | \$621,000.00               |
| 34                                           | Trench Rock Excavation (Allowance)                        | CY   | 500    | \$300.00       | \$150,000.00                | \$175.00        | \$87,500.00            | \$125.00        | \$62,500.00                |
| 35                                           | Unsuitable Material Removal and Replacement (Allowance)   | CY   | 20,000 | \$35.00        | \$700,000.00                | \$35.00         | \$700,000.00           | \$67.00         | \$1,340,000.00             |
| 36                                           | 24" Steel Encasement, Bore and Jacked                     | LF   | 70     | \$1,500.00     | \$105,000.00                | \$2,650.00      | \$185,500.00           | \$2,199.00      | \$153,930.00               |
| 37                                           | 20" Steel Encasement, Bore and Jacked                     | LF   | 504    | \$1,450.00     | \$730,800.00                | \$2,500.00      | \$1,260,000.00         | \$2,199.00      | \$1,108,296.00             |
| 38                                           | 16" Steel Encasement, Bore and Jacked                     | LF   | 38     | \$1,425.00     | \$54,150.00                 | \$2,300.00      | \$87,400.00            | \$2,199.00      | \$83,562.00                |
| 39                                           | 5' Diameter Precast Manhole with Water Tight Rim & Lid    | EA   | 13     | \$18,000.00    | \$234,000.00                | \$13,500.00     | \$175,500.00           | \$13,000.00     | \$169,000.00               |
| 40                                           | 4' Diameter Precast Manhole with Water Tight Rim & Lid    | EA   | 5      | \$14,000.00    | \$70,000.00                 | \$10,500.00     | \$52,500.00            | \$13,000.00     | \$65,000.00                |
| 41                                           | 4' Diameter Standard Precast Manhole                      | EA   | 78     | \$13,500.00    | \$1,053,000.00              | \$10,000.00     | \$780,000.00           | \$13,000.00     | \$1,014,000.00             |
| 42                                           | 5' Diameter Standard Precast Manhole                      | EA   | 2      | \$17,500.00    | \$35,000.00                 | \$13,000.00     | \$26,000.00            | \$13,000.00     | \$26,000.00                |
| 43                                           | Replace Existing Manhole at Justice Academy               | LS   | 1      | \$20,000.00    | \$20,000.00                 | \$25,000.00     | \$25,000.00            | \$30,000.00     | \$30,000.00                |
| 44                                           | Core and Boot Existing Manhole at Edneyville Elementary   | LS   | 1      | \$15,000.00    | \$15,000.00                 | \$10,000.00     | \$10,000.00            | \$4,500.00      | \$4,500.00                 |
| 45                                           | Henderson Creek Pump Station                              | LS   | 1      | \$1,125,000.00 | \$1,125,000.00              | \$1,350,000.00  | \$1,350,000.00         | \$1,400,000.00  | \$1,400,000.00             |
| 46                                           | Lewis Creek Pump Station                                  | LS   | 1      | \$1,050,000.00 | \$1,050,000.00              | \$1,345,265.00  | \$1,345,265.00         | \$1,400,000.00  | \$1,799,500.00             |
| 47                                           | 6" PVC/C900 DR 18 Force Main                              | LF   | 19,801 | \$50.00        | \$990,050.00                | \$60.00         | \$1,188,060.00         | \$82.00         | \$1,623,682.00             |
| 48                                           | 8" HDPE DR 7 Force Main (Direct Bury)                     | LF   | 175    | \$75.00        | \$13,125.00                 | \$300.00        | \$52,500.00            | \$170.00        | \$29,750.00                |
| 49                                           | 8" HDPE DR 7 (Directional Bore)                           | LF   | 1,152  | \$250.00       | \$288,000.00                | \$300.00        | \$345,600.00           | \$185.00        | \$213,120.00               |
| 50                                           | 2" Combination Air Release Valves in Manhole              | EA   | 12     | \$15,000.00    | \$180,000.00                | \$16,500.00     | \$198,000.00           | \$11,000.00     | \$132,000.00               |
| 51                                           | Connect to Existing Manhole with Force Main               | LS   | 1      | \$7,500.00     | \$7,500.00                  | \$10,000.00     | \$10,000.00            | \$8,000.00      | \$8,000.00                 |
| 52                                           | Asphalt Patch and Repair                                  | SY   | 3500   | \$75.00        | \$262,500.00                | \$160.00        | \$560,000.00           | \$45.00         | \$157,500.00               |
| 53                                           | Mill Existing Asphalt and Overlay (per NCDOT stds)        | SY   | 560    | \$60.00        | \$33,600.00                 | \$60.00         | \$33,600.00            | \$90.00         | \$50,400.00                |
| 54                                           | Concrete Patch and Repair                                 | SY   | 350    | \$175.00       | \$61,250.00                 | \$170.00        | \$59,500.00            | \$82.00         | \$28,700.00                |
| 55                                           | Stone for Driveway Repairs                                | TN   | 150    | \$45.00        | \$67,500.00                 | \$55.00         | \$82,500.00            | \$50.00         | \$75,000.00                |
| 56                                           | Traffic Control                                           | LS   | 1      | \$425,000.00   | \$425,000.00                | \$205,000.00    | \$205,000.00           | \$150,000.00    | \$150,000.00               |
| 57                                           | Stream Crossing                                           | EA   | 11     | \$25,000.00    | \$275,000.00                | \$30,000.00     | \$330,000.00           | \$10,000.00     | \$110,000.00               |
| 58                                           | Incidental Stone                                          | TN   | 2,000  | \$45.00        | \$90,000.00                 | \$50.00         | \$100,000.00           | \$60.00         | \$120,000.00               |
| 59                                           | Silt Fence                                                | LF   | 13,900 | \$6.00         | \$83,400.00                 | \$6.00          | \$83,400.00            | \$5.00          | \$69,500.00                |
| 60                                           | Temporary Construction Fencing at Edneyville Elementary   | LF   | 500    | \$35.00        | \$17,500.00                 | \$40.00         | \$20,000.00            | \$20.00         | \$10,000.00                |
| 61                                           | Temporary Construction Entrance                           | EA   | 6      | \$7,500.00     | \$45,000.00                 | \$4,500.00      | \$27,000.00            | \$8,000.00      | \$48,000.00                |
| 62                                           | Reconstruct Roadway Ditch (w/ Wattles)                    | LF   | 12,600 | \$6.00         | \$75,600.00                 | \$15.00         | \$189,000.00           | \$15.00         | \$189,000.00               |
| 63                                           | Gravel Inlet Protection                                   | EA   | 87     | \$500.00       | \$43,500.00                 | \$500.00        | \$43,500.00            | \$350.00        | \$30,450.00                |
| 64                                           | Erosion Control Matting                                   | SY   | 1,500  | \$5.00         | \$7,500.00                  | \$15.00         | \$22,500.00            | \$1.90          | \$2,850.00                 |
| 65                                           | Final Stabilization in Wetland Areas                      | SY   | 1,220  | \$25.00        | \$30,500.00                 | \$30.00         | \$36,600.00            | \$6.00          | \$7,320.00                 |
| 66                                           | Pump Existing Edneyville Septic System                    | LS   | 1      | \$20,000.00    | \$20,000.00                 | \$30,000.00     | \$30,000.00            | \$30,000.00     | \$30,000.00                |
| 67                                           | Remove & Dispose of Existing Equipment (Edneyville)       | LS   | 1      | \$30,000.00    | \$30,000.00                 | \$30,000.00     | \$30,000.00            | \$10,000.00     | \$10,000.00                |
| 68                                           | Crush Existing Tanks (Edneyville)                         | LS   | 1      | \$12,500.00    | \$12,500.00                 | \$30,000.00     | \$30,000.00            | \$50,000.00     | \$50,000.00                |
| 69                                           | Pump Existing Justice Academy Treatment System            | LS   | 1      | \$75,000.00    | \$75,000.00                 | \$30,000.00     | \$30,000.00            | \$30,000.00     | \$30,000.00                |
| 70                                           | Remove & Dispose of Existing Equipment (JA)               | LS   | 1      | \$60,000.00    | \$60,000.00                 | \$150,000.00    | \$150,000.00           | \$30,000.00     | \$30,000.00                |
| 71                                           | Grade Site (JA)                                           | LS   | 1      | \$30,000.00    | \$30,000.00                 | \$30,000.00     | \$30,000.00            | \$54,000.00     | \$54,000.00                |
| 72                                           | Temporary Grassing and Stabilization                      | AC   | 15.20  | \$2,500.00     | \$38,000.00                 | \$20,000.00     | \$304,000.00           | \$1,500.00      | \$22,800.00                |
| 73                                           | Final Grassing and Stabilization                          | AC   | 15.20  | \$4,000.00     | \$60,800.00                 | \$20,000.00     | \$304,000.00           | \$3,700.00      | \$56,240.00                |
| TOTAL BASE BID                               |                                                           |      |        |                | \$13,993,755.00             | \$15,952,000.00 | \$18,399,489.00        | \$26,701,189.00 |                            |

| Add Alternate #1 - Laurel Branch Sewer, Pump Station & Force Main |                                                           |    |       |                |                |                |                |                |                |                |                |
|-------------------------------------------------------------------|-----------------------------------------------------------|----|-------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 1                                                                 | Mobilization, Insurance, Construction Staking             | LS | 1     | \$65,000.00    | \$65,000.00    | \$92,005.00    | \$92,005.00    | \$200,000.00   | \$200,000.00   | \$150,000.00   | \$150,000.00   |
| 2                                                                 | Clearing and Grubbing                                     | AC | 3.70  | \$25,000.00    | \$92,500.00    | \$50,000.00    | \$185,000.00   | \$10,000.00    | \$37,000.00    | \$25,000.00    | \$92,500.00    |
| 3                                                                 | 8" PVC SDR 35 Gravity Sewer (0' - 6' Deep)                | LF | 1,156 | \$75.00        | \$86,700.00    | \$85.00        | \$98,260.00    | \$196.00       | \$226,576.00   | \$386.00       | \$446,216.00   |
| 4                                                                 | 8" PVC SDR 35 Gravity Sewer (6' - 8' Deep)                | LF | 2,015 | \$85.00        | \$171,275.00   | \$90.00        | \$181,350.00   | \$196.00       | \$394,940.00   | \$483.60       | \$974,454.00   |
| 5                                                                 | 8" PVC SDR 35 Gravity Sewer (8' - 10' Deep)               | LF | 882   | \$115.00       | \$101,430.00   | \$95.00        | \$83,790.00    | \$196.00       | \$172,872.00   | \$582.00       | \$513,324.00   |
| 6                                                                 | 8" PVC SDR 35 Gravity Sewer (10' - 12' Deep)              | LF | 254   | \$135.00       | \$34,290.00    | \$110.00       | \$27,940.00    | \$211.00       | \$53,594.00    | \$660.00       | \$167,640.00   |
| 7                                                                 | 8" PVC SDR 35 Gravity Sewer (> 12' Deep)                  | LF | 122   | \$165.00       | \$20,130.00    | \$140.00       | \$17,080.00    | \$211.00       | \$25,742.00    | \$777.00       | \$94,794.00    |
| 8                                                                 | 8" DIP/CL 350 P-401 Lined Gravity Sewer (0' - 6' Deep)    | LF | 139   | \$165.00       | \$22,935.00    | \$150.00       | \$20,850.00    | \$257.00       | \$35,723.00    | \$528.00       | \$73,392.00    |
| 9                                                                 | 8" DIP/CL 350 P-401 Lined Gravity Sewer (6' - 8' Deep)    | LF | 148   | \$175.00       | \$25,900.00    | \$160.00       | \$23,680.00    | \$257.00       | \$38,036.00    | \$564.00       | \$83,472.00    |
| 10                                                                | 8" DIP/CL 350 P-401 Lined Gravity Sewer (8' - 10' Deep)   | LF | 105   | \$210.00       | \$22,050.00    | \$175.00       | \$18,375.00    | \$257.00       | \$26,985.00    | \$640.00       | \$67,200.00    |
| 11                                                                | 8" DIP/CL 350 P-401 Lined Gravity Sewer (10' - 12' Deep)  | LF | 65    | \$225.00       | \$14,625.00    | \$200.00       | \$13,000.00    | \$270.00       | \$17,550.00    | \$717.00       | \$46,605.00    |
| 12                                                                | Wash Stone for Bedding (Sewer Gravity Lines)              | TN | 3,000 | \$45.00        | \$135,000.00   | \$50.00        | \$150,000.00   | \$52.00        | \$156,000.00   | \$48.00        | \$144,000.00   |
| 13                                                                | Dewatering for Sewer Line Installation                    | LS | 1     | \$55,000.00    | \$55,000.00    | \$60,000.00    | \$60,000.00    | \$50,000.00    | \$50,000.00    | \$50,000.00    | \$50,000.00    |
| 14                                                                | Temporary Shoring for Sewer Line Installation (Allowance) | LF | 760   | \$15.00        | \$11,400.00    | \$20.00        | \$15,200.00    | \$135.00       | \$102,600.00   | \$72.00        | \$54,720.00    |
| 15                                                                | Trench Rock Excavation (Allowance)                        | CY | 200   | \$300.00       | \$60,000.00    | \$175.00       | \$35,000.00    | \$125.00       | \$25,000.00    | \$375.00       | \$75,000.00    |
| 16                                                                | Unsuitable Material Removal and Replacement (Allowance)   | CY | 1,250 | \$35.00        | \$43,750.00    | \$35.00        | \$43,750.00    | \$67.00        | \$83,750.00    | \$21.00        | \$26,250.00    |
| 13                                                                | 4' Diameter Standard Precast Manhole                      | EA | 25    | \$13,500.00    | \$337,500.00   | \$10,000.00    | \$250,000.00   | \$11,000.00    | \$275,000.00   | \$19,800.00    | \$495,000.00   |
| 14                                                                | Laurel Branch Pump Station                                | LS | 1     | \$1,000,000.00 | \$1,000,000.00 | \$1,350,000.00 | \$1,350,000.00 | \$1,400,000.00 | \$1,400,000.00 | \$1,701,900.00 | \$1,701,900.00 |
| 15                                                                | 6" PVC/C900 DR 18 Force Main                              | LF | 917   | \$45.00        | \$41,265.00    | \$60.00        | \$55,020.00    | \$67.00        | \$61,439.00    | \$212.00       | \$194,404.00   |
| 16                                                                | Asphalt Patch and Repair                                  | SY | 110   | \$75.00        | \$8,250.00     | \$160.00       | \$17,600.00    | \$45.00        | \$4,950.00     | \$72.00        | \$7,920.00     |
| 17                                                                | Concrete Patch and Repair                                 | SY | 65    | \$175.00       | \$11,375.00    | \$170.00       | \$11,050.00    | \$90.00        | \$5,850.00     | \$150.00       | \$9,750.00     |
| 18                                                                | Stream Crossing                                           | EA | 3     | \$25,000.00    | \$75,000.00    | \$30,000.00    | \$90,000.00    | \$15,000.00    | \$45,000.00    | \$12,000.00    | \$36,000.00    |
| 19                                                                | Incidental Stone                                          | TN | 1,000 | \$45.00        | \$45,000.00    | \$50.00        | \$50,000.00    | \$60.00        | \$60,000.00    | \$48.00        | \$48,000.00    |
| 20                                                                | Silt Fence                                                | LF | 5,550 | \$6.00         | \$33,300.00    | \$6.00         | \$33,300.00    | \$5.00         | \$27,750.00    | \$7.00         | \$38,850.00    |
| 21                                                                | Temporary Construction Entrance                           | EA | 1     | \$7,500.00     | \$7,500.00     | \$4,500.00     | \$4,500.00     | \$7,500.00     | \$7,500.00     | \$4,100.00     | \$4,100.00     |
| 22                                                                | Erosion Control Matting                                   | SY | 650   | \$5.00         | \$3,250.00     | \$15.00        | \$9,750.00     | \$1.90         | \$1,235.00     | \$5.00         | \$3,250.00     |
| 23                                                                | Final Stabilization in Wetland Areas                      | SY | 950   | \$25.00        | \$23,750.00    | \$30.00        | \$28,500.00    | \$6.00         | \$5,700.00     | \$12.00        | \$11,400.00    |
| 24                                                                | Temporary Grassing and Stabilization                      | AC | 3.70  | \$2,500.00     | \$9,250.00     | \$20,000.00    | \$74,000.00    | \$1,500.00     | \$5,550.00     | \$2,500.00     | \$9,250.00     |
| 25                                                                | Final Grassing and Stabilization                          | AC | 3.70  | \$4,000.00     | \$14,800.00    | \$20,000.00    | \$74,000.00    | \$3,700.00     | \$13,690.00    | \$3,000.00     | \$11,100.00    |
| Total Add Alternate #1                                            |                                                           |    |       | \$2,572,225.00 |                |                | \$3,113,000.00 |                | \$3,560,032.00 |                | \$5,630,491.00 |

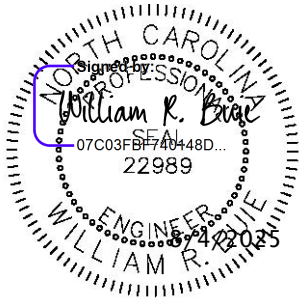


WGLA Engineering, PLLC  
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PRELIMINARY PROJECT COST ESTIMATE  
Clear Creek Summary

Date: 8/4/2025 Project # 24100

|                                                                    |                     |
|--------------------------------------------------------------------|---------------------|
| <b>Base Bid Project (Lewis Creek &amp; Henderson Creek)</b>        | \$14,065,930.00     |
| (includes Edneyville septic and Justice Academy WWTP demolition)   |                     |
| Project Administration, Engineering Design & Permitting Assistance | \$837,750.00        |
| Surveys, Geotechnical & Environmental                              | \$311,450.00        |
| Budget for Construction Administration & Testing                   | \$350,000.00        |
| Budget for Appraisals                                              | \$220,000.00        |
| Easement Acquisition (Lewis Creek & Henderson Creek only)          | \$597,795.00        |
| <br>Subtotal                                                       | <br>\$16,382,925.00 |
| <br>Available Funding                                              | <br>\$17,069,789.00 |
| <br>Remaining (Contingency)                                        | <br>\$686,864.00    |
| <br><b>Add/Alternate Items</b>                                     |                     |
| 1 Laurel Branch (Add/Alternate)                                    | \$2,326,970.00      |
| Easement Acquisition (Laurel Branch)                               | \$229,450.00        |
| <br>Subtotal                                                       | <br>\$2,556,420.00  |



Henderson County - Clear Creek Sewer Project  
Cost Estimate (8/4/25)

| No. | DESCRIPTION                                               | UNIT | QTY    | UNIT PRICE | TOTAL PRICE |
|-----|-----------------------------------------------------------|------|--------|------------|-------------|
|     | <b>BASE BID</b>                                           |      |        |            |             |
|     | <b>Sanitary Sewer Improvements</b>                        |      |        |            |             |
| 1   | Mobilization, Insurance, Construction Staking             | LS   | 1      | \$400,000  | \$400,000   |
| 2   | Clearing and Grubbing                                     | AC   | 15.20  | \$20,000   | \$304,000   |
| 3   | 8" PVC SDR 35 Gravity Sewer (0' - 6' Deep)                | LF   | 4,030  | \$95       | \$382,850   |
| 4   | 8" PVC SDR 35 Gravity Sewer (6' - 8' Deep)                | LF   | 7,201  | \$110      | \$792,110   |
| 5   | 8" PVC SDR 35 Gravity Sewer (8' - 10' Deep)               | LF   | 3,841  | \$130      | \$499,330   |
| 6   | 8" PVC SDR 35 Gravity Sewer (10' - 12' Deep)              | LF   | 1,548  | \$175      | \$270,900   |
| 7   | 8" PVC SDR 35 Gravity Sewer (> 12' Deep)                  | LF   | 2,429  | \$250      | \$607,250   |
| 8   | 8" PVC C-900 Gravity Sewer (0' - 6' Deep)                 | LF   | 23     | \$105      | \$2,415     |
| 9   | 8" PVC C-900 Gravity Sewer (6' - 8' Deep)                 | LF   | 138    | \$125      | \$17,250    |
| 10  | 8" PVC C-900 Gravity Sewer (8' - 10' Deep)                | LF   | 277    | \$150      | \$41,550    |
| 11  | 8" PVC C-900 Gravity Sewer (10' - 12' Deep)               | LF   | 89     | \$195      | \$17,355    |
| 12  | 8" PVC C-900 Gravity Sewer (> 12' Deep)                   | LF   | 197    | \$275      | \$54,175    |
| 13  | 8" DIP/CL 350 P-401 Lined Gravity Sewer (0' - 6' Deep)    | LF   | 471    | \$175      | \$82,425    |
| 14  | 8" DIP/CL 350 P-401 Lined Gravity Sewer (6' - 8' Deep)    | LF   | 725    | \$200      | \$145,000   |
| 15  | 8" DIP/CL 350 P-401 Lined Gravity Sewer (8' - 10' Deep)   | LF   | 306    | \$225      | \$68,850    |
| 16  | 8" DIP/CL 350 P-401 Lined Gravity Sewer (10' - 12' Deep)  | LF   | 234    | \$250      | \$58,500    |
| 17  | 8" DIP/CL 350 P-401 Lined Gravity Sewer (> 12' Deep)      | LF   | 57     | \$300      | \$17,100    |
| 18  | 12" PVC SDR 35 Gravity Sewer (0' - 6' Deep)               | LF   | 26     | \$125      | \$3,250     |
| 19  | 12" PVC SDR 35 Gravity Sewer (6' - 8' Deep)               | LF   | 692    | \$150      | \$103,800   |
| 20  | 12" PVC SDR 35 Gravity Sewer (8' - 10' Deep)              | LF   | 1,542  | \$200      | \$308,400   |
| 21  | 12" PVC SDR 35 Gravity Sewer (10' - 12' Deep)             | LF   | 101    | \$225      | \$22,725    |
| 22  | 12" PVC SDR 35 Gravity Sewer (> 12' Deep)                 | LF   | 144    | \$275      | \$39,600    |
| 23  | 12" PVC C-900 Gravity Sewer (8' - 10' Deep)               | LF   | 28     | \$225      | \$6,300     |
| 24  | 12" PVC C-900 Gravity Sewer (> 12' Deep)                  | LF   | 63     | \$300      | \$18,900    |
| 25  | 12" DIP/CL 350 P-401 Lined Gravity Sewer (0' - 6' Deep)   | LF   | 38     | \$200      | \$7,600     |
| 26  | 12" DIP/CL 350 P-401 Lined Gravity Sewer (6' - 8' Deep)   | LF   | 93     | \$225      | \$20,925    |
| 27  | 12" DIP/CL 350 P-401 Lined Gravity Sewer (8' - 10' Deep)  | LF   | 383    | \$250      | \$95,750    |
| 28  | 12" DIP/CL 350 P-401 Lined Gravity Sewer (10' - 12' Deep) | LF   | 58     | \$300      | \$17,400    |
| 29  | 12" DIP/CL 350 P-401 Lined Gravity Sewer (> 12' Deep)     | LF   | 142    | \$350      | \$49,700    |
| 30  | Wash Stone for Bedding (Sewer Gravity Lines)              | TN   | 19,000 | \$50       | \$950,000   |
| 31  | 4" Vent Pipe (Including Installation)                     | LF   | 26     | \$50       | \$1,300     |
| 32  | Dewatering for Sewer Line Installation                    | LS   | 1      | \$250,000  | \$250,000   |
| 33  | Temporary Shoring for Sewer Line Installation (Allowance) | LS   | 1      | \$250,000  | \$250,000   |
| 34  | Trench Rock Excavation (Allowance)                        | CY   | 500    | \$225      | \$112,500   |
| 35  | Unsuitable Material Removal and Replacement (Allowance)   | CY   | 2,000  | \$50       | \$100,000   |
| 36  | 24" Steel Encasement, Bore and Jacked                     | LF   | 70     | \$3,500    | \$245,000   |
| 37  | 20" Steel Encasement. Bore and Jacked                     | LF   | 504    | \$3,000    | \$1,512,000 |
| 38  | 16" Steel Encasement. Bore and Jacked                     | LF   | 38     | \$2,500    | \$95,000    |
| 39  | 5' Diameter Precast Manhole with Water Tight Rim & Lid    | EA   | 13     | \$10,000   | \$130,000   |
| 40  | 4' Diameter Precast Manhole with Water Tight Rim & Lid    | EA   | 5      | \$13,000   | \$65,000    |
| 41  | 4' Diameter Standard Precast Manhole                      | EA   | 78     | \$9,000    | \$702,000   |
| 42  | 5' Diameter Standard Precast Manhole                      | EA   | 2      | \$12,000   | \$24,000    |
| 43  | Replace Existing Manhole at Justice Academy               | LS   | 1      | \$15,000   | \$15,000    |
| 44  | Core and Boot Existing Manhole at Edneyville Elementary   | LS   | 1      | \$3,500    | \$3,500     |
| 45  | Henderson Creek Pump Station                              | LS   | 1      | \$975,000  | \$975,000   |
| 46  | Lewis Creek Pump Station                                  | LS   | 1      | \$850,000  | \$850,000   |
| 47  | 6" PVC/C900 DR 18 Force Main                              | LF   | 19,801 | \$45       | \$891,045   |
| 48  | 8" HDPE DR 7 Force Main (Direct Bury)                     | LF   | 175    | \$75       | \$13,125    |
| 49  | 8" HDPE DR 7 (Directional Bore)                           | LF   | 1,152  | \$350      | \$403,200   |
| 50  | 2" Combination Air Release Valves in Manhole              | EA   | 12     | \$15,000   | \$180,000   |



|    |                                                         |    |        |           |           |
|----|---------------------------------------------------------|----|--------|-----------|-----------|
| 51 | Connect to Existing Manhole with Force Main             | LS | 1      | \$10,000  | \$10,000  |
| 52 | Asphalt Patch and Repair                                | SY | 3500   | \$75      | \$262,500 |
| 53 | Mill Existing Asphalt and Overlay (per NCDOT stds)      | SY | 560    | \$150     | \$84,000  |
| 54 | Concrete Patch and Repair                               | SY | 350    | \$275     | \$96,250  |
| 55 | Stone for Driveway Repairs                              | TN | 1500   | \$50      | \$75,000  |
| 56 | Traffic Control                                         | LS | 1      | \$150,000 | \$150,000 |
| 57 | Stream Crossing                                         | EA | 11     | \$50,000  | \$550,000 |
| 58 | Incidental Stone                                        | TN | 2,000  | \$50      | \$100,000 |
| 59 | Silt Fence                                              | LF | 13,900 | \$5       | \$69,500  |
| 60 | Temporary Construction Fencing at Edneyville Elementary | LF | 500    | \$25      | \$12,500  |
| 61 | Temporary Construction Entrance                         | EA | 6      | \$4,500   | \$27,000  |
| 62 | Reconstruct Roadway Ditch (w/ Wattles)                  | LF | 12,600 | \$10      | \$126,000 |
| 63 | Gravel Inlet Protection                                 | EA | 87     | \$500     | \$43,500  |
| 64 | Erosion Control Matting                                 | SY | 1,500  | \$3       | \$4,500   |
| 65 | Final Stabilization in Wetland Areas                    | SY | 1,220  | \$25      | \$30,500  |
| 66 | Pump Existing Edneyville Septic System                  | LS | 1      | \$7,500   | \$7,500   |
| 67 | Remove & Dispose of Existing Equipment (Edneyville)     | LS | 1      | \$5,000   | \$5,000   |
| 68 | Crush Existing Tanks (Edneyville)                       | LS | 1      | \$10,000  | \$10,000  |
| 69 | Pump Existing Justice Academy Treatment System          | LS | 1      | \$25,000  | \$25,000  |
| 70 | Remove & Dispose of Existing Equipment (JA)             | LS | 1      | \$25,000  | \$25,000  |
| 71 | Grade Site (JA)                                         | LS | 1      | \$7,500   | \$7,500   |
| 72 | Temporary Grassing and Stabilization                    | AC | 15.20  | \$3,500   | \$53,200  |
| 73 | Final Grassing and Stabilization                        | AC | 15.20  | \$4,500   | \$68,400  |

\$14,065,930

Add Alternate #1 - Laurel Branch Sewer, Pump Station & Force Main

|    |                                                          |    |       |           |           |
|----|----------------------------------------------------------|----|-------|-----------|-----------|
| 1  | Mobilization, Insurance, Construction Staking            | LS | 1     | \$75,000  | \$75,000  |
| 2  | Clearing and Grubbing                                    | AC | 3.70  | \$15,000  | \$55,500  |
| 3  | 8" PVC SDR 35 Gravity Sewer (0' - 6' Deep)               | LF | 1,156 | \$95      | \$109,820 |
| 4  | 8" PVC SDR 35 Gravity Sewer (6' - 8' Deep)               | LF | 2,015 | \$110     | \$221,650 |
| 5  | 8" PVC SDR 35 Gravity Sewer (8' - 10' Deep)              | LF | 882   | \$130     | \$114,660 |
| 6  | 8" PVC SDR 35 Gravity Sewer (10' - 12' Deep)             | LF | 254   | \$175     | \$44,450  |
| 7  | 8" PVC SDR 35 Gravity Sewer (> 12' Deep)                 | LF | 122   | \$250     | \$30,500  |
| 8  | 8" DIP/CL 350 P-401 Lined Gravity Sewer (0' - 6' Deep)   | LF | 139   | \$175     | \$24,325  |
| 9  | 8" DIP/CL 350 P-401 Lined Gravity Sewer (6' - 8' Deep)   | LF | 148   | \$200     | \$29,600  |
| 10 | 8" DIP/CL 350 P-401 Lined Gravity Sewer (8' - 10' Deep)  | LF | 105   | \$225     | \$23,625  |
| 11 | 8" DIP/CL 350 P-401 Lined Gravity Sewer (10' - 12' Deep) | LF | 65    | \$250     | \$16,250  |
| 12 | Wash Stone for Bedding (Sewer Gravity Lines)             | TN | 3,000 | \$50      | \$150,000 |
| 13 | 4' Diameter Standard Precast Manhole                     | EA | 25    | \$9,000   | \$225,000 |
| 14 | Laurel Branch Pump Station                               | LS | 1     | \$850,000 | \$850,000 |
| 15 | 6" PVC/C900 DR 18 Force Main                             | LF | 917   | \$45      | \$41,265  |
| 16 | Asphalt Patch and Repair                                 | SY | 110   | \$90      | \$9,900   |
| 17 | Concrete Patch and Repair                                | SY | 65    | \$275     | \$17,875  |
| 18 | Stream Crossing                                          | EA | 3     | \$50,000  | \$150,000 |
| 19 | Incidental Stone                                         | TN | 1,000 | \$50      | \$50,000  |
| 20 | Silt Fence                                               | LF | 5,550 | \$5       | \$27,750  |
| 21 | Temporary Construction Entrance                          | EA | 1     | \$4,500   | \$4,500   |
| 22 | Erosion Control Matting                                  | SY | 650   | \$3       | \$1,950   |
| 23 | Final Stabilization in Wetland Areas                     | SY | 950   | \$25      | \$23,750  |
| 24 | Temporary Grassing and Stabilization                     | AC | 3.70  | \$3,500   | \$12,950  |
| 25 | Final Grassing and Stabilization                         | AC | 3.70  | \$4,500   | \$16,650  |

Total Add Alternate #1\$2,326,970

Add Alternate #2 - Sewer Services

|   |                                                     |    |   |         |  |
|---|-----------------------------------------------------|----|---|---------|--|
| 1 | 4" Short Side Sewer Service w/Cleanout              | EA | 1 | \$2,000 |  |
| 2 | 4" Long Service with Bore Under Roadway w/ Cleanout | EA | 1 | \$3,500 |  |
| 3 | 6" Short Side Sewer Service w/Cleanout              | EA | 1 | \$4,000 |  |
| 4 | 6" Long Service with Bore Under Roadway w/ Cleanout | EA | 1 | \$6,000 |  |

Prepared By: William R. Buie, P.E.

WGLA Engineering, PLLC

October 7, 2025

Mr. Marcus Jones, P.E.; County Engineer  
Henderson County  
1 Historic Courthouse Square, Suite 6  
Hendersonville, NC 28792

RE: Clear Creek Sewer Project (SPR-W-ARP-0085)  
Proposed Fees for Construction Administration(CA) Assistance

Dear Mr. Jones:

As you know, WGLA Engineering recently assisted the County in secured bids for the Clear Creek Sewer Project. We have provided a recommendation of award with a final project budget. As you will recall, we did not include construction administration (CA) assistance services in our original proposal for the project design and permitting assistance. Typically, the CA scope is finalized at the time the construction budget and contingency budget has been established to reflect actual scope of project construction.

The base bid for the Clear Creek project includes approximately 25,000 LF of gravity sewer lines, two pump stations and approximately 21,000 LF of force main at a low bid cost of \$13,993,755.00. The collection system will allow for the elimination of the Justice Academy wastewater treatment plant, the Edneyville Elementary School septic system, the Camp Judea wastewater treatment plant and many other community septic systems.

Construction administration services will include the following tasks:

- Preparation and coordination of contract documents
- Preparation and coordination of DWI project documents
- Conducting a project preconstruction meeting
- Review and approval of shop drawings
- Weekly project inspections and reports
- Preparation of plan modifications as required during the course of construction
- Review of all pay requests with recommendation for payment
- Review and coordination of all contractor requests for information (RFIs)
- Review, coordination and recommendation for any project changes and/or change orders
- Coordination with Contractor and Property Owners during the course of construction
- Conducting monthly construction progress meetings
- Coordination of testing of the new system
- Conducting final inspections of the project and generating a final project punch list
- Preparing final as-built record drawings for the project
- Preparing and coordinating project close out documentation

Note that these tasks will be completed by WGLA Engineering and CDM Smith.

The project is anticipated to begin construction around November 1, 2025 and be complete by April 1, 2027. The scope of work outlined above will extend over the course of this time period.

The total cost for these construction administration services as described above is \$350,000.00. This fee represents approximately 2.5% of the proposed construction contract. This cost was outlined in the engineer's cost estimate prepared prior to bid and is included in the project bid information that will be provided to DWI.

We appreciate the opportunity to continue working with Henderson County on this project. Please let me know if you have any questions or need more information.

Sincerely,  
WGLA Engineering, PLLC

*William R. Buie*

William R. Buie, P.E.