

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: December 1, 2025

SUBJECT: Naples Tower Pricing Approval

PRESENTER: Jimmy Brissie, Public Safety Director

ATTACHMENTS: Yes (Price Proposal Pending)

SUMMARY OF REQUEST:

During the September 3, 2024 meeting of the Board of Commissioners, the Board selected K-CO Enterprises, Inc. as the most qualified respondent for the County's RFQ for the design build process for tower replacement projects funded with NC state budget allocations (SBA) and local grants. The Board authorized staff to proceed with the design and pricing phase of the Naples and Bearwallow tower projects. Site visits were conducted during November and December 2024 and the vendor has been working with the tower manufacturer and subcontractors on pricing.

Following the approval of the ground lease for the Naples tower during October 2025, staff have been working closely with the vendor to finalize the proposal and contract. K-Co Enterprises, Inc. has proposed a project cost of \$432,858 for the construction of the access road, tower compound and tower (plus a \$15,000 contingency for rock removal, 5 days work). While the pricing for the project is complete, the vendor is still working to finalize the standard contract using the AIA template. Given the timeline expiration of the SBA funding for the Naples Tower staff is requesting the approval of the proposal price and the authorization of staff to execute the contract upon approval by the Finance and Legal Departments.

BOARD ACTION REQUESTED:

The Board is requested to approve the design build construction costs submitted by K-Co Enterprises for the Naples Tower Construction and authorize Henderson County staff to proceed with the execution of a contract for the work.

Suggested Motion:

I move the Henderson County Board of Commissioners approve the design build construction costs submitted by K-Co Enterprises for the Naples Tower Construction and authorize Henderson County staff to proceed with the execution of a contract for the work.

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Prepared By: Ernie Rood Prepared for: Hendersoville Emergency Services
 Jimmy Brisse

PRICING (Valid for 45 days)

Our price to Develop a 195' SST @288 Tower View Road Fletcher, NC. Is \$415,936.00. Price is estimated and based off some typical assumptions and without a full set of engineering drawings. Engineering is ala carte depending on what the county wants us to perform.

SCOPE OF WORK	DESCRIPTION/DETAILS	Total
Total		
General		
Permit		
Inspections	3rd party foundation inspopection	\$2,000.00
Engineering		
Survey 1A legal description	Staking of site included with initial survey.	\$5,330.00
Geotech report		\$4,420.00
A/E basic construction drawings		\$5,200.00
Lease exhibit		\$975.00
PM Fee		\$6,500.00
BP coordination		\$1,950.00
Phase 1 environmental		\$6,175.00
Power and telco coordination		\$975.00
Detune study		\$780.00
Stormwater Plans		\$8,450.00
Rock Clause	Rock clasue will be 3000 per cubic yard	
Foundation	Based off 19'X19'X1.5 Pad. 3-3' xc 4.5' piers	
	Machines, concrete, rebar, forms and labor	\$46,500.00
Clearing and grading	Utilizing lease exhibit for bidding purposes	
	Remove trees, silt fence and clearing and grading	\$23,236.00
Access Road	Utilizing lease exhibit for bidding purposes	
	Remove trees, grade, fabric and gravel	\$19,000.00
	Repaier existing road. County supplies rock. 300Tons	\$18,600.00
Compound Civils	Utilizing lease exhibit for bidding purposes	
	Install gravel/mat, fencing.	\$27,000.00
Generator supply	15kW RD01525ADAE	
	36 gallon belly tank Diesel and ATS	\$18,500.00

Generator Install		
	36X80x6" pad,	\$4,200.00
	Conductors and conduit install 3-3/0 conductors	\$2,200.00
Shelter Install		
	12X20 6" slab with 1' donturned footing	\$9,000.00
	Conduits and electrical 3-3/0 conductors	\$3,500.00
Shelter supply 12X20		
	12X20 refurbished shelter two heat pumps.	\$108,000.00
Ekectrical and grounding		
	4 gang meterbank. 5' outside fence. No conductors	\$14,500.00
	Grounding	\$5,000.00
	Add fiber conduit 605' Trenching and conduit supply	\$22,000.00
Tower supply		
	World tower 199' SST	\$43,000.00
	Tower mounts and anchor bolt templates	\$11,700.00
Tower installation		
	Install 199' self support tower. No lighting	\$38,000.00
Totals		
This total doesn not include the engineering. Or totals for rock clause		\$415,936.00

Bid Notes

Power is set to be stubbed outside fenced are. Added 1-4" conduit from new site to pole near lower tower 650'. This bid also adds pricing for the access road. We calculated 300 tons of Crush and run 12'X1200'X4"depth. 500' of the road is severely rutted so 4"gravel is an average. County supplies gravel. We also agree to clean out the ditches and opening the blocked culverts. Geotechs were not available during this bis so foundation is a best case scenario. Engineering section is ala carte.

EXCLUSIONS

- Price does not include testing, on site 3rd party inspections, foundation inspections, and/or concrete testing not
- Contractor excludes Building Permits. Permits by others and must be posted on site before construction.
- Contractor excludes inspecting or testing of any existing conditions unless specified in the drawings or provided in

ACCEPTANCE

By accepting this proposal, it is understood that you accept our Exhibit "A" Qualifications Attached below. Please acknowledge this by signing below and faxing or emailing this proposal back to our office.

We certainly appreciate the opportunity to offer you a proposal on this project. Should you have any questions or desire additional information, feel free to contact our office at your convenience.

Authorized Signature

Print/Title

Exhibit "A" Qualification

- Should actual conditions vary from those presented in RFQ documents; K-CO Enterprises, Inc. (K-Co) reserves the right to make a claim for additional compensation and/or extension of time. Variances greater than one foot will result in additional construction costs. K-Co is not responsible for dirt to be removed or brought in to obtain elevation required by drawings unless priced as a separate line item. Soil conditions which are different from those represented in the soils report may
- Job sites must be accessible by 2-wheel drive equipment including concrete and reinforcing steel trucks. Customer must provide suitable access for our equipment, labor crews, and delivery/offload of materials to each structure location, unless specifically included in the scope of work to be performed by us.
- Layout by others, including lease area, tower center, all pier locations, reference points, fence corners, and concrete elevation if necessary. If anchor bolt setting plan, template, or anchor points are not provided, K-Co will not be held responsible for anchor accuracy.
- K-Co can include calling in 1 public or 811 locate ticket per site to have underground utilities marked. Any sites requiring a Private locating service will be charged for costs incurred. All underground obstructions must be removed, and/or all clearances obtained prior to mobilization.
- If permitting is not included as a line item in our quote, then all required permits must be obtained by others and posted on job site or delivered to our office before mobilization. Any delays caused by others after mobilization, i.e. permitting problems, underground obstructions, inadequate access, design change, etc..., will be charged at rate of \$2,500.00 per day until the situation is corrected.
- If rock is encountered, it must be removable with standard techniques. Rock is defined as any material which cannot be drilled or excavated with a conventional earth auger and requires the use of special rock augers, core barrels, air tools, blasting, and/or other methods of hand excavation. Additional charges will apply if rock was not shown on soil boring logs. If rock breaker is needed, it will be billed at a rate of \$1,000.00 per day.
- "Hand" digging is not included, and if required, will be billed additionally.
- Unless listed as a line item in our quote, K-Co Enterprises, Inc. is not responsible for any removal, damage, restoration or replacement to driveways, culverts, sidewalks, curbs, sod, bushes, trees, rock or slag, etc... Traffic controls by others, if any are required.
- Should any hazardous materials be encountered, they must be removed and disposed of by others.
- Proposal includes one mobilization and one demobilization cost, unless multiple mobilizations and demobilizations are specified in the original proposal. Any remobilization and demobilization costs to return to the site for issues or delays caused by others will be added as an additional cost.
- Concrete pumps, required due to site access or space constraints, will be added to our invoice at cost + 25%. Top of concrete will be set at 6" – 12" above existing grade unless otherwise noted on drawings. Requested changes in concrete PSI, or admixtures, will result in additional charges. Proposal includes K-Co making one set of cylinders (4 per set) for every fifty yards of concrete poured, up to two sets, unless otherwise noted in the drawings or proposal. Any extra sets requested
- Caisson installation when ground water is encountered during excavation will require the use of drilling fluid or "slurry" to achieve caisson stability utilizing a tremie pipe for concrete placement. Tremie concrete will have a slump range of 7" – 9", unless otherwise specified and agreed to on the proposal. Drilling fluid will be neutralized and discharged on site.

- Any sleeves or casings required for installation, whether pulled after pouring or left in place, will require EOR approval, and the Customer agrees to the additional cost associated.
- If tower or other structure is set on concrete foundation before reaching engineer approved breaking strength, K-Co is released and indemnified from any and all liability relative to the foundation structural integrity.
- Final payment, including all retainage and extras, to be paid within 30 days after K-Co completes the scope of work or any phase thereof. Payments to K-Co Enterprises, Inc. will not be contingent upon you receiving payment from the customer or owner. Proposal price is valid for 45 days.

