

2025.183 Clear Creek Sewer Construction Contract

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 2:00 pm. A bid summary and bid tabulation were attached. Also attached was 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 letter of recommendation for the low bidder, Timberline Construction Group, at \$13,993,755.00, and a resolution required by the 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.

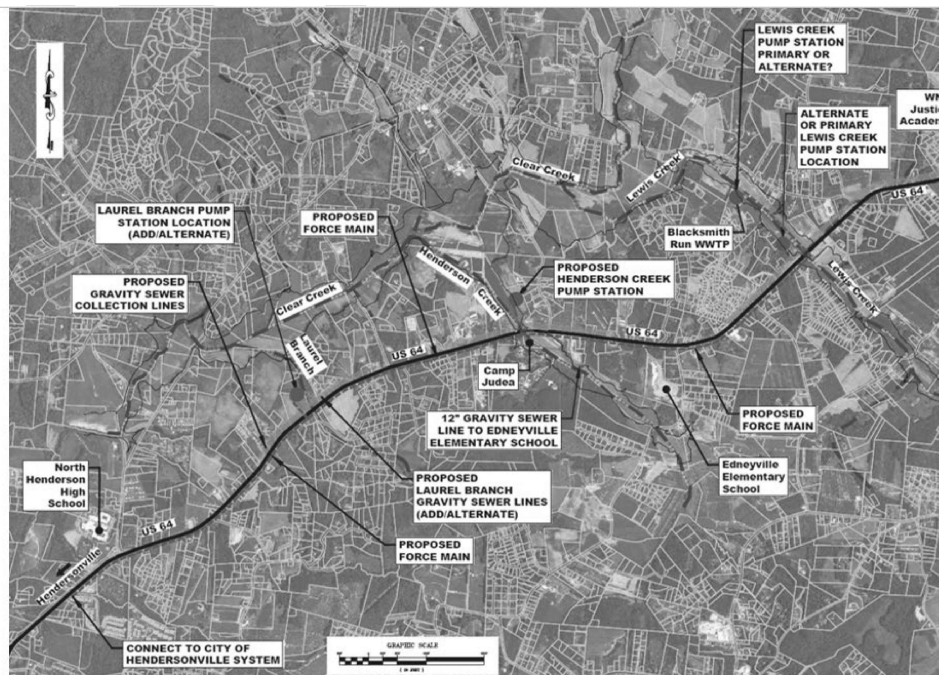
WGLA's letter of recommendation includes a proposed project budget, which staff have reviewed and also recommend. Within the budget, WGLA has identified the construction administration cost to be \$350,000. A proposal from WGLA for \$350,000 is attached.

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.

Clear Creek Sewer Project Construction Contract Award

Project layout as approved during July 17, 2024 Board meeting:

1. Base bid
2. Bid alternate
3. Lewis Creek pump station



Approved:

Construction Contract Award

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). A bid summary follows. The bid opening was compliant and produced a low bid within the project budget and below the Engineer's estimate.

Construction Contract Award

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

Bidder	Bidder Responsibility	Bid Bond	MBE Information	Base Bid	Add/Alternate #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

Signed by:

William R. Buil

Received By:

10/2/25

Date



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.

Approved:

Also included in the recommended motion are the following:

1. Approval of WGLA proposal for construction administration at \$350,000.
2. Approval of the project budget as detailed in WGLA's revised letter of recommendation.

As directed by the Board, the Laurel Branch lift station and associated gravity lines are not included within the recommended motion. However, the Laurel Branch section was bid as an alternate. The total cost to add this to the project is as follows:

- | | |
|--|----------------|
| 1. Construction Contract: | \$2,572,225.00 |
| 2. Easement Payments: | \$229,450 |
| 3. Additional Construction Administration: | \$65,000 |
| 4. 5% Contingency | \$130,000 |
| 5. Recommended budget: | \$3 million |

Vice-Chair Edney stated that the Laurel Branch extension, approximately nine-tenths of a mile long, needed to be included; otherwise, it would result in a situation similar to Asheville Highway with Stoney Mountain and Bayless, which would likely prohibit development indefinitely.

Will Buie stated that the Commissioners, as part of this project, hired WGLA to provide the design. The pump station and gravity lines have been designed and permitted, creating some value; however, the easements have not yet been acquired, though prepared easement plats have been prepared.

Vice-Chair Edney asked if the County had three million dollars available to fund the Laurel Branch portion of the project. He then asked what the debt service would be on three million dollars if it were added to one of the existing borrowings. He stated that it only makes sense to include this now rather than risk losing potential development opportunities.

Commissioner Egolf referenced Vice-Chair Edney's comment about the Laurel Branch area potentially remaining undeveloped, similar to Bayless. He stated that one concern he continues to wrestle with is determining where the Board wants growth and development to occur within the County. He added that he did not necessarily want to see a large development along Highway 64 in Edneyville. Noting that a decision regarding the Laurel Branch extension did not need to be made at this meeting, Commissioner Egolf stated that he would like to obtain more information about the extension.

Approved:

Following discussion, Vice-Chair Edney stated that he would hold his motion regarding the Laurel Branch extension and directed that the matter be placed on the agenda for the Board's mid-month meeting in November. Chairman Lapsley noted that the Board would need to discuss the matter no later than November 15 in order to hold the contractor's prices.

Commissioner McCall made the motion that 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, approve 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. All voted in favor, and the motion carried.

NOMINATIONS AND APPOINTMENTS

1. Animal Services Committee – 1 vac.

Chairman Lapsley made the motion to move existing committee member Toria McHarg from Seat #8 – At Large position to Seat #4 – Veterinarian position. All voted in favor, and the motion carried.

2. Fletcher Planning & Zoning Board of Adjustment – 1 vac.

There were no nominations, and this item carried to the next meeting.

3. Hendersonville City Zoning Board of Adjustment – 2 vacs.

There were no nominations, and this item carried to the next meeting.

4. Home and Community Care Block Grant Committee – 1 vac.

There were no nominations, and this item carried to the next meeting.

5. Laurel Park Zoning Board of Adjustment – 1 vac.

There were no nominations, and this item was carried to the next meeting.

6. Nursing/Adult Care Home Community Advisory Committee – 13 vacs.

There were no nominations, and this item was carried to the next meeting.

COMMISSIONER UPDATES

Commissioner McCall shared that throughout October, the dome of the Historic Courthouse will be illuminated in pink lighting in recognition of Breast Cancer Awareness. In November, it will be lit in green to support Operation Green Light, honoring veterans.

Commissioners Lapsley, Edney, Egolf, and Franklin had no updates.

COUNTY MANAGER'S REPORT

John Mitchell expressed appreciation to the Board for taking the time to discuss the Hurricane Helene after-action report, noting it was time well spent. He extended his gratitude to Mr. Brissie, his team, and the County's many partners for their efforts in compiling the report.

Approved: