

Item Title: Approval of Construction Contract for the Banks Pointe Subdivision Road Repairs

Specific Action Requested:

That the Board of Commissioners awards a construction contract for the Banks Pointe Subdivision road repair to Narron Contracting Inc. in the amount of \$726,700.00.

Item Summary:

On April 6, 2015, the Wake County Board of Commissioners adopted a Water, Sewer and Orphan Roads Financial Policy. This policy was adopted to help guide the County in determining when to consider public financing of community infrastructure projects (e.g. water, sewer and roads). Over the past year and a half, staff has been working closely with representatives from the Banks Pointe Subdivision (89 lots) regarding the roads within their community. The developer failed to properly complete the roads and turn them over to the NC Department of Transportation (NCDOT) for maintenance. This subdivision is located in Southern Wake County, off of US-401 and Banks Road.

In accordance with the adopted policy and North Carolina General Statutes, property owners within the Banks Pointe Subdivision submitted petitions to the County requesting County financing by special assessment to improve the roads within their subdivision for acceptance into the NC Department of Transportation maintained highway system.

On January 4, 2016, staff presented the petitions and the request from property owners to the Wake County Board of Commissioners. The Board, in accordance with NCGS 153A-190, adopted a Preliminary Assessment Resolution that describes the nature and location of the project, basis for making the assessment, and the terms and conditions for financing the project.

On February 4, 2016, the Board held a public hearing and approved the Final Assessment Resolution which allowed the County to move forward with design, bidding, construction, and assessment of the Banks Pointe Subdivision road repairs, in accordance with North Carolina General Statutes Article 9 of Chapter 153A *Special Assessments*. A copy of this Assessment Resolution is attached.

On February 8, 2017, bid proposals were received from three (3) general contractors in accordance with the NC General Statutes. A Bid Tab is attached for reference. As this Board has witnessed over the past two years, construction costs continue to escalate. As such, bid prices received on this project were higher than the earlier estimated amount. The design team, staff, and the contractor evaluated the project for Value Engineering, and several items were changed or removed to bring the overall costs within budget. These changes do not impact the ability of NCDOT to accept the roads once the repairs are complete. A Post Bid Addendum defines these items and is attached.

The original estimate planned for an overall budget of \$956,000, which included construction, engineering, geotechnical and a contingency for possible changes. Based on actual engineering costs, construction bids, and an assumed geotechnical cost, there is a surplus of \$91,908, which can be used as contingency and still maintain the overall cost assessed to each homeowner. A budgetary summary of total project cost is attached.

Staff recommends award of the construction contract to the lowest responsible responsive bidder, Narron Contracting Inc., of Garner, NC in the amount of \$726,700. With award of this contract, construction is expected to begin in May 2017 and be completed by September 2017.

Attachments:

1. Presentation
2. FDC Bid tab
3. Post Bid Addendum
4. Banks Point BOC Project Cost Summary
5. Final Assessment Resolution
6. Location Map
7. Construction Map