

**Item Title:** Award Contract for Construction of Public Access Amenities at Procter Farm Preserve

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1. Appropriates \$2,304,310 in the Parks, Recreation, Greenways and Open Space element of the County Capital CIP for the Procter Farm Preserve project.**
- 2. Awards a construction contract in the amount of \$2,007,900 to McQueen Construction of Bahama NC and authorizes the County Manager to execute this contract for the Procter Farm Preserve project.**

**Item Summary:**

**Purpose:** State statute requires the Board of Commissioners to approve construction contracts greater than \$500,000.

**Background:** At the October 2013 work session, the Board of Commissioners directed staff to move forward with plans for establishing public access at three open space areas: Robertson Millpond Preserve, Turnipseed Preserve and Procter Farm Preserve. Since that time, Robertson Millpond Phase I was opened in 2015 and Turnipseed Phase I was opened in 2017. Phase 2 of both Robertson Millpond and Turnipseed have since been completed and open to the public.

Procter Farm Preserve was deferred until updates to the Little River Reservoir Interlocal Agreement were executed between the County and its municipal partners. The updates clarified the use of parks and other non-residential uses in the water supply watershed. The project was restarted in 2019 and all design, approvals and permits were obtained and finalized for project bidding.

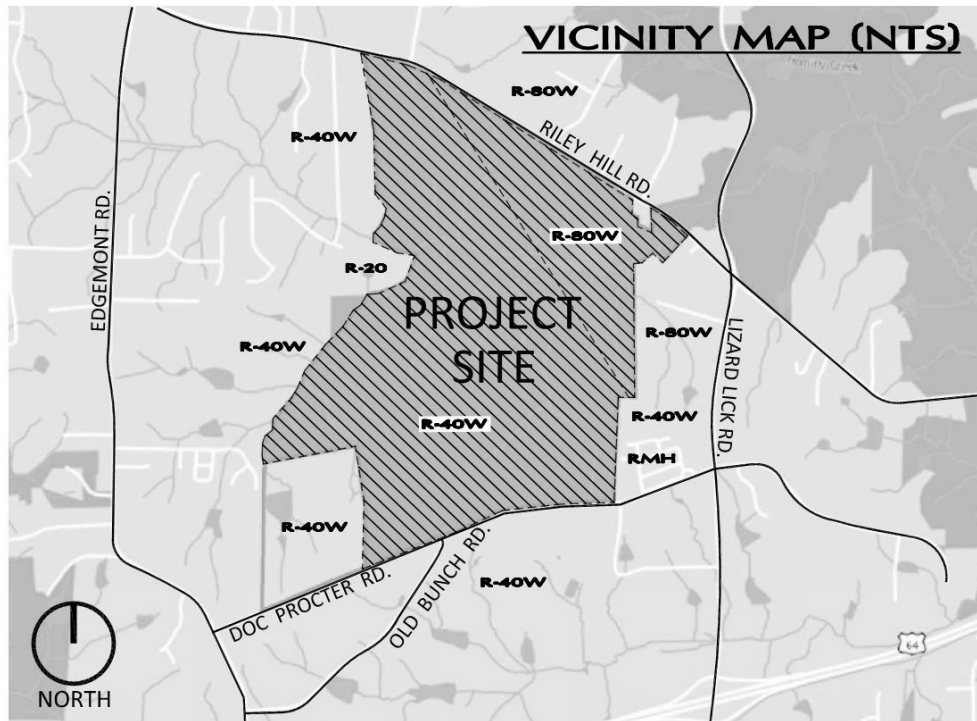
Procter Farm will provide equestrian and walking trails, parking and picnic areas.

**Board Goal:** This action complements Growth and Sustainability Objective 1: Implement a comprehensive approach for preserving open space and developing parks and greenways to address gaps, leverage opportunities and resources and enhance collaboration with municipal partners.

**Fiscal Impact:** The County's \$2,304,310 in proposed funding is funded with available revenues in the Parks, Recreation, Greenways, and Open Space Element of the CIP.

### **Additional Information:**

Procter Farm Preserve, a 571-acre property of forest and working farmland, is located near Knightdale, Wendell and Zebulon. This property is the largest tract of land owned by Wake County for Parks, Recreation and Open Space. Procter Farm Preserve will primarily serve as an equestrian and hiking trail facility. Approximately 6 miles of trails will be constructed in this initial phase 1. In addition, a parking area for both car parking and vehicles with horse trailers will be provided. Picnic facilities as well as informational and trail signage will be provided throughout the preserve. A constructed wetland will be installed to treat stormwater runoff from the parking area and native plants will be used throughout the landscape.



On January 16, 2020, bids for this project were received from four licensed contractors in accordance with NC General Statutes. A tabulation of bids received is attached for review. The contract award amount consists of a base bid of \$2,007,900 for a total project cost of \$2,304,310:

Item	Budget
Contract with McQueen Construction for Site Development and Construction	\$2,007,900
Professional Services (Design Fees)	\$35,000
Signage	\$25,000
Wetland Easement and Recordation	\$4,200
Contingency	\$232,210
<b>Total</b>	<b>\$2,304,310</b>

Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, McQueen Construction of Bahama, NC for \$2,007,900. It is anticipated that a Notice to Proceed will be issued in March 2020 and that construction will be substantially complete by the end of December 2020.

**Attachments:**

1. Bid Tab
2. Project Cost Summary
3. Site Plan
4. Site Photos
5. CIP Budget Memo-FY2020 County Capital Fund – Parks CIP