

# MEMORANDUM

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TO: Town Council

FROM: Bill Bruce

DATE: July 26, 2024

RE: Town Park Entrance Master Plan Construction

Please find in your packets a Resolution for Award of the Town Park Entrance Master Plan Bid, as well as a bid tabulation and a value engineering proposal from W.C. Construction Company, LLC. The Resolution does not specify a contract amount, as there are multiple options for Town Council to consider. The attached exhibit illustrates the components of both the base bid and the additive bid.

The current fiscal year budget allocates \$150,000 for construction of the Town Park Entrance Master Plan. Options for Town Council's consideration include:

1. Full project scope including base and additive bid: \$287,000;
2. Base bid only (eliminates Lisa Dr. parking area): \$208,000
3. Value-engineered base bid, removing all electrical scope: \$163,000.
4. Value engineered base bid, removing all electrical and removing sidewalk from Point A to Point B as shown on the attached exhibit: \$157,673.

Elimination of the concrete landing area at the base of the deck was discussed but not considered, as the sidewalk would need to be redesigned to accommodate the stairs.

**Requested Action:** Approve/deny the attached resolution with contract amount.





## RESOLUTION R-2024-10

### A RESOLUTION FOR AWARD OF TOWN PARK ENTRANCE MASTER PLAN BID

**WHEREAS**, on June 17, 2024, the Town of Oak Ridge received three bids for the construction of the Town Park Entrance Master Plan, following advertisement of an informal Request for Proposals pursuant to N. C. Gen. Stat. § 143-131; and

**WHEREAS**, W.C. Construction Company, LLC submitted the lowest responsive, responsible base bid of \$208,000, with an additive alternate bid of \$79,000 to include the Lisa Drive parking lot; and

**WHEREAS**, the lowest bid exceeded funds budgeted for the project, therefore the Town has negotiated with W.C. Construction Company, LLC to value engineer the project to reduce the proposed contract to \$\_\_\_\_\_;

**NOW, THEREFORE, be it resolved** that the Town Council of the Town of Oak Ridge accepts the negotiated bid submitted by W.C. Construction Company, LLC for \$\_\_\_\_\_ for construction of the Town Park Entrance Master Plan and instructs staff to proceed with circulation, review, and execution of the proposed contract.

Adopted this the 1<sup>st</sup> day of August, 2024.

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Jim Kinneman  
Mayor

ATTEST:

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Sandra B. Smith, CMC, NCCMC  
Asst. Town Manager/Town Clerk

## Bid Tabulation Sheet

Town Park Entrance Master Plan

Town of Oak Ridge

Bids received 6/17/24

Company	License #	Received Addendum #1	Base Bid	Add Alternate
W.C. Construction Company, LLC	63557	Yes	\$ 208,000.00	\$ 79,000.00
ASJ Wilson Construction LLC	65798	Yes	\$ 223,691.00	\$ 93,636.00
Bar Construction Co., Inc.	7973	Yes	\$ 256,200.00	\$ 97,000.00

DATE	REVISIONS
NOVEMBER 2023	1. ADOPTION OF CONCRETE WALL
MAY 2023	2. PLANS RELEASED FOR REVIEW

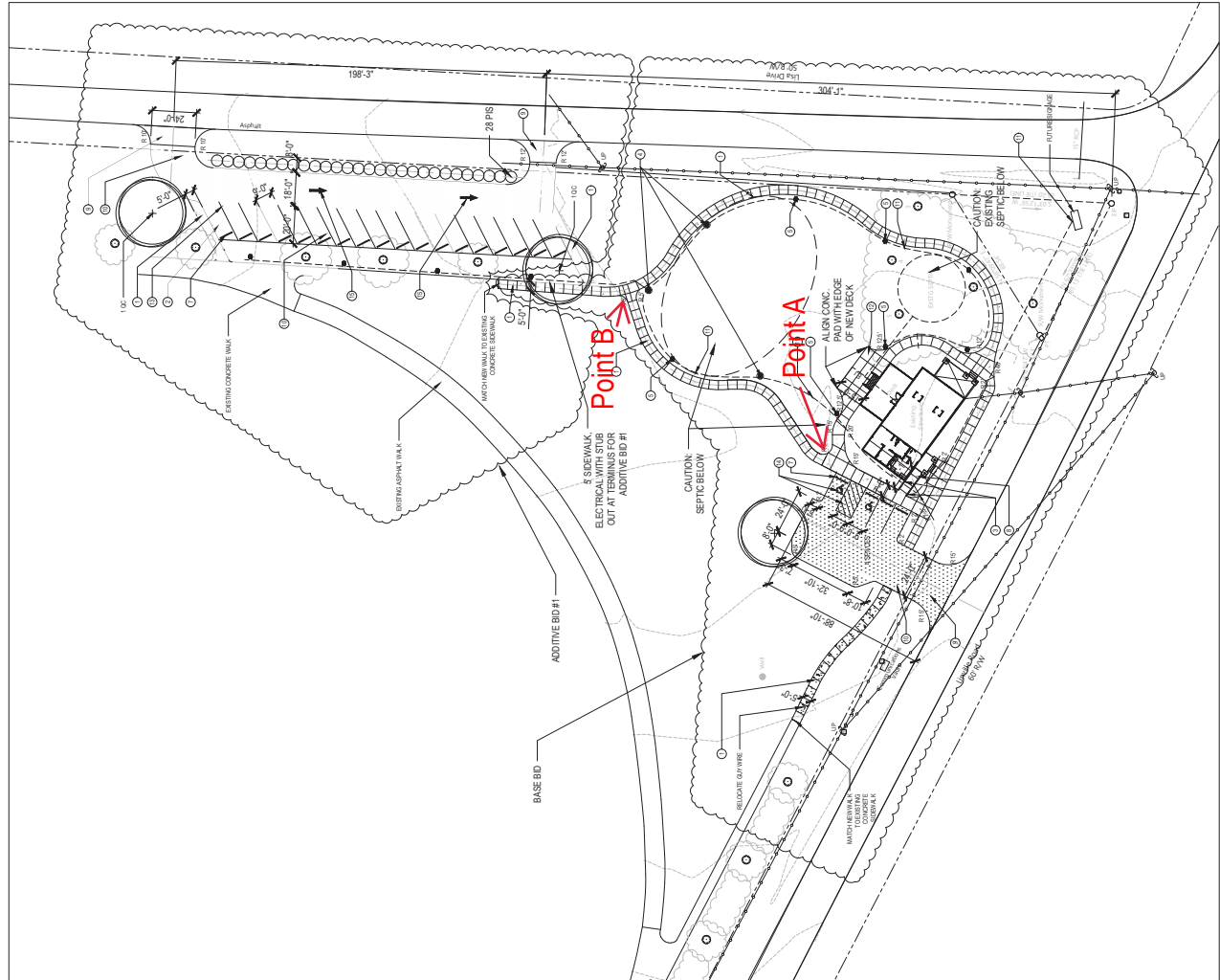
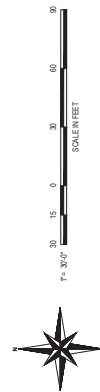


LAYOUT NOTES

1. NEW CONCRETE PAVING. SEE SHEET L-501
2. NOT USED
3. NEW HANDRAIL. SEE SHEET L-501
4. NEW PATHWAY LIGHT WITH GFCI OUTLET
5. NEW PATHWAY LIGHT
6. NEW BENCH, PHASE 2, NIC, NOT SHOWN FOR CLARITY
7. NEW WHEEL STOP. SEE SHEET L-501
8. CONCRETE RAMP WITH RAIL
9. NEW HEAVY DUTY ASPHALT ENTRANCE. SEE SHEET L-501
10. NEW ASPHALT PAVING. SEE SHEET L-501
11. NEW SCHEDULE 40 CONDUIT FOR FUTURE ELECTRICAL WORK FOR SIGN ONLY
12. EXPOSED AGGREGATE CONCRETE PAVING
13. 4" WHITE PARKING STRIPE
14. ADA PARKING STRIPING. SEE SHEET L-501
15. MUTED LANE ARROWS. ADDITIVE BID #1

GENERAL SITE LAYOUT NOTES:

1. FOR SIDEWALK LAYOUT, AN ELECTRONIC AUTOCAD DRAWING FILE WILL BE MADE AVAILABLE FOR CONSTRUCTION STAKEOUT ON REQUEST.
2. LOCATE SCORE JOINTS EVERY 5' UNLESS OTHERWISE SHOWN.
3. LOCATE EXPANSION JOINTS EVERY 30' UNLESS OTHERWISE SHOWN.
4. FOR PLANTING SEE L-301.
5. SEE ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. INSPECT EXISTING SITE CONDITIONS AFFECTING WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. PRIOR TO COMMENCING LANDSCAPE WORK, ADVISE THE PROJECT ENGINEER OF ANY INCONSISTENCIES WITH SAID CONDITIONS FOR RESOLUTION.
7. CONTRACTOR TO CONDUCT PRE-CONSTRUCTION MEETING TO REVIEW SCOPE OF WORK WITH OWNER AND ENGINEER.
8. MINIMIZE DISTURBANCE OUTSIDE LIMITS OF WORK. DAMAGED WORK SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR, TO A LIKE NEW CONDITION, AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES (PUBLIC AND PRIVATE) PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE PROTECTION FOR NEWLY INSTALLED WORK AND FINISHES.
11. THE LIMITS OF WORK DESCRIBED IN THE DRAWINGS ARE APPROXIMATE. WORK REQUIRED OUTSIDE THESE LIMITS WHICH IS NEEDED TO MEET THE INTENT OF THE DRAWING IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR THE PROPER EXECUTION, INSTALLATION, OR PERFORMANCE OF THE WORK, SHALL BE PROVIDED BY THE CONTRACTOR.
12. SEALED EXPANSION JOINTS SHALL BE INSTALLED WHERE NEW CONCRETE PAVING MEETS EXISTING PAVING, BUILDING WALL, SITE WALLS, CONCRETE, AND WHERE NOTED ON PLAN.
13. ALL CONNECTIONS TO EXISTING WORK SHALL BE SMOOTH AND CONTINUOUS, AND MAINTAIN POSITIVE DRAINAGE. CONTRACTOR TO VERIFY ELEVATIONS WITHIN PROJECT SCOPE. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL DISTURBED AREAS. ALL JOINTS ARE TO BE TOoled.
14. ALL JOINTS IN SIDEWALKS SHALL BE LOCATED AT CRITICAL POINTS AND SPACED EVENLY BETWEEN THOSE CRITICAL POINTS AS SHOWN ON THE PLAN.
15. ALL CONCRETE IS STANDARD GRAY WITH A MEDIUM BROOM FINISH, UNLESS OTHERWISE NOTED.
17. ALL ELECTRICAL WITH EXCEPTION OF SIGN, TO BE INCLUDED IN BASE BID.



# W.C. Construction Company, LLC

July 2, 2024

Bill Bruce  
Town Manager  
Town of Oak Ridge  
P.O. Box 374  
8315 Linville Road  
Oak Ridge, NC 2730

**RE:** Town Park Entrance Master Plan

Dear Mr. Bruce

W.C. Construction Company LLC would like to offer and has agreed to propose the below value engineering options credits as requested for the Town Park Entrance Master Plan. The value engineering options and reduction to be included with the proposed contract are as stated below. We look forward to being apart of this project and building a strong partnership. If you need any additional items or further clarification, please contact us at 336-721-3420.

\$208,000.00 Original Base Bid  
\$-45,000.00 Remove All Electrical Scope Per base bid

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**\$163,000.00 Total of Value Engineered Items**

\$79,000.00 Alternate 1  
\$-9,000.00 Remove All Electrical Scope Per Alternate 1

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**\$70,000.00 Alternate 1 Total**

