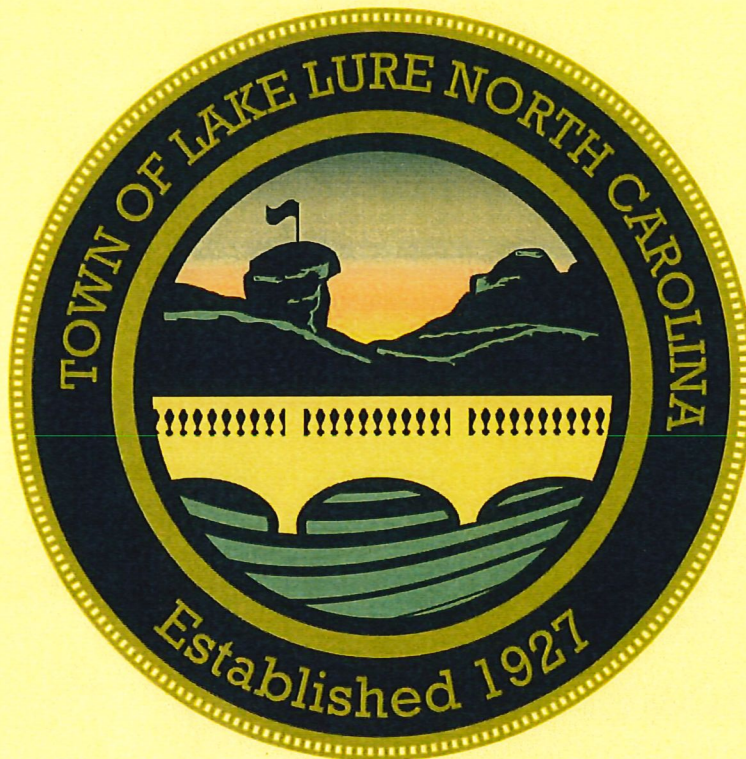


LAKE LURE TOWN COUNCIL SPECIAL MEETING PACKET

Tuesday, January 7, 2020



**Mayor Carol C. Pritchett
Mayor Pro Tem John Moore
Commissioner Patrick Bryant
Commissioner David DiOrio
Commissioner John Kilby**



SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL

Tuesday, January 7, 2020
8:30 a.m.
Lake Lure Municipal Center

AGENDA

- I. Call to Order
- II. Agenda Adoption
- III. Closed Session in Accordance with G.S. 143-318.11(a) (3) for the Purpose of Discussing Attorney Client Privilege or Legal Claims – 8:30 am
- IV. Highlands POA Appeal of a Civil Penalty – 9:30 am
- V. Town Council Approval: Demolition of Boardwalk Contractor
- VI. Town Council Approval: Marina/Boardwalk Construction Contractor
- VII. Town Council Approval: Bank Financing for Marina/Boardwalk Project
- VIII. Resolution No. 20-01-07 Intent to Reimburse –Marina /Boardwalk Project
- IX. Adjournment

III

- Closed Session in Accordance with G.S. 143-318.11(a) (3) for the Purpose of Discussing Attorney Client Privilege or Legal Claims

IV

- Highlands POA Appeal of a Civil Penalty

V

- Town Council Approval: Demolition of Boardwalk Contractor

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION**

Meeting Date: January 7, 2020

SUBJECT: Demolition of Boardwalk Contractor

AGENDA INFORMATION:

Item Number: V
Department: Parks, Recreation, and Lake Department
Contact: Dean Givens, Parks, Recreation, and Lake Director
Presenter: Dean Givens, Parks, Recreation, and Lake Director

BRIEF SUMMARY: Town Council will need to approve a contractor for the demolition of the existing boardwalk, pending LGC approval.

RECOMMENDED MOTION AND REQUESTED ACTIONS: Approve Freeman Stone and Masonry as the contractor for demolition of the existing boardwalk, pending LGC approval.

FUNDING SOURCE:

ATTACHMENTS: Bids

STAFF'S COMMENTS AND RECOMMENDATIONS: Staff recommends Council approve Freeman Stone and Masonry as the contractor for the demolition project.



**Demolition Bids
Town of Lake Lure**

Bid Date: Monday Sept. 16th 1:00 PM

Contractor	Cost/Bid
Jay Freeman	\$35K
Tim Edwards	\$36K
Emory Mitchell	\$125,300
Marathon Builders	\$62,781.25

This is to certify that the above bids herein were publicly opened and read aloud at approximately 1:00 p.m. on the 16th day of September, 2019 at Lake Lure Town Hall, 2948 Memorial Hwy.

By: Sam A. Karr
Sam A. Karr, Finance Director

VI

- Town Council Approval: Marina/Boardwalk
Construction Contractor

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION**

Meeting Date: January 7, 2020

SUBJECT: Marina/Boardwalk Construction Contractor

AGENDA INFORMATION:

Item Number: VI
Department: Lake Operations
Contact: Dean Givens, Parks, Recreation, and Lake Director
Presenter: Dean Givens, Parks, Recreation, and Lake Director

BRIEF SUMMARY: Town Council will need to approve a contractor for construction of the Marina and Boardwalk, pending LGC approval.

RECOMMENDED MOTION AND REQUESTED ACTIONS: Approve CS & DB Construction as the contractor for construction of the Marina and Boardwalk, pending LGC approval.

FUNDING SOURCE:

ATTACHMENTS: Bids, Letter from Attorney Morgan

STAFF'S COMMENTS AND RECOMMENDATIONS: Staff recommends Council approve CS & DB Construction as the contractor for the demolition project.

TO: Shannon Baldwin

FROM: William Morgan

RE: Unresponsive Bid

DATE: December 6, 2019

This memo briefly discusses what constitutes a "responsive" bid. One of the three bids received for the marina/boardwalk project appears to be nonresponsive in at least one important aspect.

Public entities, including local governments, must comply with all applicable competitive bidding requirements to avoid the contract being rendered void and unenforceable. Local governments may not assume responsibility for construction contracts or guarantee payments for materials or labor unless all competitive bidding requirements are followed. N.C.G.S. 143-129(b). The bidding statutes require the Town to award to the lowest responsive and responsible bidder. In the context of public contract bidding, a "responsive" bid is one which conforms substantially with the terms of the request for bids. 64 Am.Jur.2d Public Works and Contracts § 58 (1972); see also N.C.G.S. § 143-52 ("substantial conformity with the specifications and other conditions set forth in the request for bids" is among the criteria considered in determining acceptance of bid).

One example of nonresponsive bidding is where pricing defects are revealed in a bid. For example, if a vendor qualifies its prices in such a manner that its bid price cannot be determined, then it's impossible to compare apples to apples. If the bid doesn't "substantially" meet the specifications and if the irregularity (between the bid and the specifications) is one that would give the bidder an unfair advantage over the other bidders if it were to be ignored, then the bid should be rejected as non-responsive.

In the matter at hand, the specifications include a detailed description of the fire suppression element of the project and the specific items to be included. The low bidder submits that he didn't have time to fully research the costs of the fire suppression requirements and instead he provides an "allowance" of \$12,000.00, an amount substantially less than the costs of the fire suppression requirements contained in the other two bids. Bid allowances are typically included in base bids as estimates for work that will be completed under the base construction contract, but the exact costs or scope are indeterminate at the time of bid. These amounts are later adjusted to actual costs, once the work is completed. In our case, the cost of the fire suppression component of the project was determinable and it appears to the Staff that the costs listed by the other bidders is the realistic cost range for the same. Thus, the low bid is the low bid because of the unrealistic "allowance" of only \$12,000.00 for fire suppression. Assuming what staff believes to be the realistic cost of fire suppression and adding that to the low bid transforms the low bid into the highest bid. Awarding the project to the low bidder under these circumstances would grant the low bidder an unfair advantage over the other bidders. Thus, it is my recommendation that the low bid be set aside as nonresponsive.



**Boardwalk Replacement and Marina Expansion Bids
Town of Lake Lure**

Bid Date: Tuesday Nov. 12th 1:00 PM

Contractor	Cost/Bid
Jonathan Hinkle - Wahoo Docks	\$ 919,291.14
Terry Baker - FSI Docks	\$ 944,391
Ritchie Case - Alumadock	\$ 971,343

This is to certify that the above bids herein were publicly opened and read aloud at approximately 1:00 p.m. on the 12th day of November, 2019 at Lake Lure Town Hall, 2948 Memorial Hwy.

By: *Sam A. Karr*
Sam A. Karr, Finance Director



**Boardwalk Replacement and Marina Expansion Bids
Town of Lake Lure**

Bid Date: Tuesday Nov. 12th 1:00 PM

Contractor: Marathon Builders of WNC, Inc.

Dock Manufacture: Wahoo Docks

Bid Price Total: \$919,291.14

Contractor's Authorized Signature:

Printed: Jonathan Hinkle



Lake Lure Boardwalk and Marina

November 12, 2019

Presented By

Marathon Builders of WNC, Inc.

828.625.2000

1804 Memorial Highway

P.O. Box 33 Lake Lure, NC 28746

Presented To

Dean Givens

Dear Dean Givens ,

Here's the proposal we discussed. Please review and we'll discuss this at our next meeting. We're happy to be working with you on this project.

P. 12 Estimate

01 -General Construction Requirements

\$6,820.65

1.10 Building Permits

Marathon Builders shall complete permit applications to Rutherford County Building Dept for all building permits.

Permits that may be required are as follows.

Rutherford county commercial permitting fee is \$4.50 per \$1000 cost of project plus \$150.00 review fee

This project must be reviewed but the Rutherford county building dept.

Rutherford County Building

Lien Agent

1.15 Bonus Incentive

Providing that there are not any change orders or a change in the scope of work, Marathon Builders would like the opportunity for a bonus incentive. If Marathon Builders can complete the proposed project by May 1 2020 and on budget, then Marathon Builders would like to receive a 3% bonus (\$26,157.15). If there is a change order or a change in scope of work the Bonus incentive would be renegotiated. Marathon Builders also would agree to the penalty clause after the May 22, 2020 deadline.

1.20 Plans

Project may require plans drafted, signed and sealed by a NC Architect or Engineer. Engineering cost will be determined by the final set of plans

Allowance: \$2,500.00

Option - To be specified by client	\$0.00
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Client may decline this selection	\$0.00
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02 - Site Work & Demolition

\$0.00

2.10 Demolition

Demolition of work area as defined per agreement. The town of Lake Lure will be responsible for demolition of existing boardwalk and fencing.

Marathon Builders would like to begin construction of the concrete ramps as soon as the contract is awarded. Demolition of these areas should be completed by the town of Lake Lure no later than January 1, 2020.

Demolition of boardwalk must be completed by March 16, 2020 in order to complete deadline.

03 -Structural and Framing

\$762,743.88

3.10 Dock

Marathon Builders will partner with Wahoo docks to supply a commercial grade dock for all of the new components of the dock. Marathon Builders will disassemble existing dock and reassemble to new floating dock.

Wahoo Docks is the leading aluminum floating dock manufacturer in North America. As the pioneer of the heavy-framed aluminum dock over the last two decades, Wahoo's experience is unmatched. Wahoo pairs high-level engineering principles, material science, and intelligent, patented designs with copious amounts of aluminum and reinforcements. Utilizing the most sophisticated technology in the business, every structure built is thoroughly analyzed throughout the design process using in-house developed software to ensure peak performance. Wahoo's aluminum docks and gangways increase value and save money long-term by lasting longer and requiring less maintenance or upkeep.

Wahoo Dock estimate is subject to review and revision after 30 days.

07 - Electrical

\$74,703.76

7.10 Electrical Work

Material and labor to install electrical to boardwalk and boat slips. Service will be provided from the shed near the beach to the Hatteras light pedestals and the firehouse alarm pedestals located on the boat docks.

7.30 Firehouse Alarm and Emergency Signaling Device

Marathon Builders will supply and install 16 Fire safety towers with life ring, alarm, strobe light assembly and 20 pound extinguisher

7.30 Hatteras Light Power Pedestal

Marathon Builders will supply and install 30 Hatteras Light power pedestal with LED light and 20 A GFCI.

7.30 Lake lite solar deck light

Marathon Builders will supply and install 180 Solar LED Gangway lights

10 - Miscellaneous Boat house items

\$75,022.85

10.20 Concrete wall ramps

Marathon Builders will construct one ramp at Lake Lure tours side of boardwalk 20' long and 3' tall.
Marathon Builders will construct one ramp at the Beach side of the boardwalk 56' long and 3' tall.

10.20 Fence

Marathon Builders will install up to 57LF of fence at the beach side ramp to match existing fence at the beach. Post will be constructed of 6x6 and 2x6 PT Fence will be painted to match existing fence. Town will supply metal railing and Marathon Builders will install metal railing.

10.20 Fire suppression system

Marathon Builders will subcontract fire suppression system. Marathon Builders did not have sufficient enough time to bid out fire suppression system. Marathon Builders does not have sufficient enough data to estimate cost of fire suppression system. Marathon Builders has supplied an allotment for the fire suppression system.

P. 14	Allowance: \$12,000.00	
	Option - To be specified by client	\$0.00
	Client may decline this selection	\$0.00

10.20 Pavers

Marathon Builders will backfill retaining wall and install pavers in one 20' x 6'8" ramp at the Lake Lure Tours side of the boardwalk. Marathon builders will backfill retaining wall and install pavers in one 56'x6'8" ramp at the Beach side of the boardwalk.

Marathon Builders will install 140' x8' of paver walk way from end of beach side ramp to paved entrance of small beach house.

Base Price	\$919,291.14
-------------------	---------------------

Allowance Summary

1.20 Plans	\$2,500.00
10.20 Fire suppression system	\$12,000.00
Total Allowance Items	\$14,500.00

Signatures

Builder: Jonathan Hinkle

Date

Marathon Builders

November 12, 2019
Dean Givens
Town of Lake Lure
2948 Memorial Highway
Lake Lure, NC 28746

Dear Mr. Givens,

Thank you for the opportunity to bid on the Lake Lure Boardwalk and Marina. Marathon Builders is an unlimited general contractor in the state of North Carolina. The North Carolina general contractor license number for Marathon Builders is 54498. Marathon Builders carries General Liability Insurance and Workmans Comp insurance through Erie Insurance company. The policy numbers are Q381350834 and Q861300783 respectively. If you would like a copy of insurance as certificate holder, please contact Erie Insurance at 828-245-6467.

Marathon Builders will be partnering with Wahoo Docks to construct the new boardwalk and marina. Wahoo docks is the leading commercial and residential dock builder in the nation. Marathon builders is a premier general contractor and dock builder in Lake Lure. We are confident with our joined efforts Lake Lure will receive a superior product.

Marathon Builders is located locally in Lake Lure. We have an office located at 1804 Memorial Highway. Marathon Builders employs many trades and employees from Rutherford county and the town of Lake Lure. The owners of Marathon Builders, Jonathan and Melody Hinkle, live within the town limits of Lake Lure. When you choose to contract with Marathon Builders, revenues spent stay within our community.

Marathon Builders has contracted with the Town of Lake Lure on several projects. On every occasion Marathon Builders has completed the projects on or under budget.

Regards,

Jonathan Hinkle

info@marathonbuildersnc.com

Office #828.625.2000

1804 Memorial Highway Lake Lure, North Carolina
www.marathonbuilderswnc.com

License No.

2019

License No.

54498

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Marathon Builders of Western North Carolina, Inc.
Lake Lure, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited
Classification: Building

until

December 31, 2019

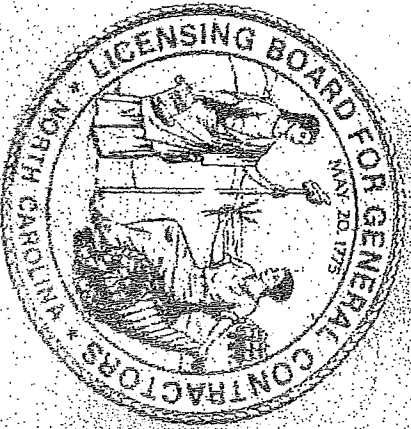
when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

January 1, 2019

This certificate may not be altered.



Secretary

Secretary-Treasurer

C. Frank Williams



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/9/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Main Street Insurance Group 22 N. Trade Street Tryon, NC 28782	CONTACT NAME:		
	PHONE (A/C, No, Ext): (877) 872-4578	FAX (A/C, No): (855) 775-0655	
	E-MAIL ADDRESS: mail@mainstreetins.com		
INSURED Marathon Builders of Western North Carolina, Inc. PO Box 33 Lake Lure, NC 28746	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Erie Insurance Exchange		26271
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR			Q38-1350834	2/13/2019	2/13/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 OTHER: \$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			Q02-1330934	2/13/2019	2/13/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER: \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTIONS			Q26-1370305	2/13/2019	2/13/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ OTHER: \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	Q86-1300783	2/13/2019	2/13/2020	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Regarding Boat Liability as included per form CG2412

1988 Monark 24" Pontoon, 90 HP Mercury Motor
1999 Crest Pontoon 24', 90 HP Mercury Motor

CERTIFICATE HOLDER

Lake Lure Marine Commission
5911 US-64
Lake Lure, NC 28746

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mary Beth Satterly



**Boardwalk Replacement and Marina Expansion Bids
Town of Lake Lure**

Bid Date: Tuesday Nov. 12th 1:00 PM

Contractor: CONSTRUCTION SPECIALTIES & DESIGN BUILDERS, INC.

Dock Manufacture: FLOTATION SYSTEMS, INC.

Bid Price Total: \$ 944,391.00 (nine hundred, forty-four thousand, three hundred, ninety-one dollars, and no hundredth)

Contractor's Authorized Signature: Terry A. Baker

Printed: TERRY A. BAKER, PRESIDENT



November 13, 2019

The Town of Lake Lure
Attn: Dean Givens, Parks Recreation and Lake Director
2948 Memorial Highway
Lake Lure, NC 28746

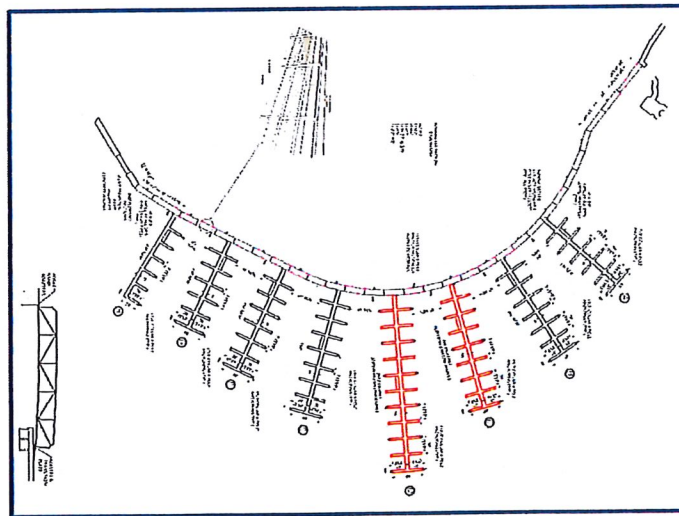
RE: Boardwalk and Marina Project

We hereby propose to furnish all necessary labor and materials complete in accordance with the attached specifications, plans provided by The Town of Lake Lure, and the Request for Proposal provided by The Town of Lake Lure:

Flotation Systems, Inc Dock Materials, Freight, and NC State Tax	\$ 586,226.00
Fire Suppression Piping for All Docks & One Standpipe Connection	\$ 98,000.00
Electrical Labor & Materials	\$ 30,000.00
Light Towers, Fire Towers, Life Rings, and Gangway Lights	\$ 25,265.00
Fence on Beach, Paint Fence, Brick Paver Walk, Concrete Abutments	\$ 30,900.00
All Labor, Supervision, Duke Energy Connection, Lull Rental, Debris Removal, Cleanup, Storage, Insurance, Accounting Fees, Permits, Etc.	<u>\$ 174,000.00</u>
Total Proposed Sum for Boardwalk & Marina Project	\$ 944,391.00



Proposal for
The Town of Lake Lure
Attn: Dean Givens, Parks Recreation & Lake Director



Boardwalk & Marina Project

Bid Date: November 12, 2019



November 12, 2019

The Town of Lake Lure
Attn: Dean Givens, Parks Recreation and Lake Director
2948 Memorial Highway
Lake Lure, NC 28746

We hereby propose to furnish all necessary labor and materials – complete in accordance with the attached specifications for the:

Total Proposed Sum:

\$ 944,391.00

(nine hundred, forty-four thousand, three hundred, ninety-one dollars, and no hundredth)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written, agreed upon, signed orders, and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by Workmen's Compensation and General Liability Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature: _____

Terry A. Baker

Terry A. Baker, President

This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal: The above prices, attached specifications, and conditions are hereby accepted. You are authorized to do the work as specified and payment will be made according to agreed upon draw schedule.

Signature: _____ Print: _____

Signature: _____ Print: _____

Date: _____



November 12, 2019

The Town of Lake Lure
Attn: Dean Givens, Parks Recreation and Lake Director
2948 Memorial Highway
Lake Lure, NC 28746

RE: LAKE LURE BOARDWALK & MARINA PROJECT SPECIFICATIONS

CSDB, Inc. proposes to construct and supply the materials according to the plans and specifications per the Town of Lake Lure Request for Proposal:

- Floating Aluminum Docks supplied by Flotation Systems, Inc. and installed per code as shown on plans and per all specifications set forth in the Town of Lake Lure request for proposal with the following items:
 - ± 900' of 8' Wide Floating Aluminum Gangway
 - Gangway to have ±30' Hinged Aluminum Ramp Section (both ends) for Transition to New Concrete Walk/Ramp with 8% Max Slope with Brick Pavers on Top
 - Each End of Gangway to have Concrete with Paver Transition to Existing Paver Walkway
 - Five New Two-Sided Slip Eyelash Floating Docks
 - One New One-Sided Slip (Day Parking)
 - Move Two Existing Eyelash Floating Docks from Existing Mariana to Attach to New Gangway
 - 136 New Full Time Boat Slips
 - 76 Relocated Full Time Boat Slips
 - 12 New Day Slips
 - Three Horizontal Aluminum Bar Handrail on Gangway
 - Light Box, Fire Safety Tower, Fire Department Connection
 - Solar Lights on Gangway
 - Brick Paver Walk from Ramp to Existing Drive on Beachside
 - New Wood with Metal Fence Relocated on Beachside
- All permits with Rutherford County and engineered drawings sealed by a NC Licensed Engineer
- All Debris Removal, Trash, Landfill Fees Included
- Pressure Washing New Docks at End of Installation Included
- All Supervision and Insurance Included
- Items not included in Total Proposed Sum:
 - No Duke Energy charges included.
 - No dredging included. Town to complete before dock installation.
 - No landscaping included.
 - No existing dock removal included. Town of Lake Lure to remove existing wooden docks.



November 12, 2019

The Town of Lake Lure
Attn: Dean Givens, Parks Recreation and Lake Director
2948 Memorial Highway
Lake Lure, NC 28746

RE: CSDB, Inc. Qualifications and Experience

Terry A. Baker, President of CSDB, Inc.

- Qualifier for CSDB, Inc. Unlimited General Contractor License
- North Carolina Licensed General Contractor since 1983
- South Carolina Licensed General Contractor since 2012
- A.A.S. in Civil Engineering in 1983
- North Carolina Licensed Professional Land Surveyor since 1988
- Tennessee Licensed Professional Land Surveyor since 2005
- CSDB, Inc. incorporated in 2005
- Unlimited Classification for NC General Contractor License since February 4, 2009

I have supervised and complete hundreds of homes and commercial projects over the last 36 years in Western North Carolina. I have worked on and supervised hundred of civil projects as well, including, water and sewer layout, subdivision designs and layout, parking lots and grades, elevation certificates, and flood certification throughout our area.

Also, I have built several fixed docks for individuals and we were the contractors on the first floating Marina Dock Project for the Town of Lake Lure in 2012.

With my engineering background and experience in both contracting and land surveying, this allows out companies to maintain all layouts, grades, design specifications, and locations. This will be beneficial for one firm to handle all of the layouts and reduce the probability of error and grade issues based on miscommunication that might arise from using multiple firms.

Thank you for the opportunity to submit a proposal for this project for the Town of Lake Lure.

Sincerely,

Terry A. Baker, President
Construction Specialties & Design Builders, Inc.
NC Unlimited Licensed General Contractor 67328

License Year

2019

License No.

67328

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Construction Specialties & Design Builders, Inc.
Horse Shoe, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building

until

December 31, 2019

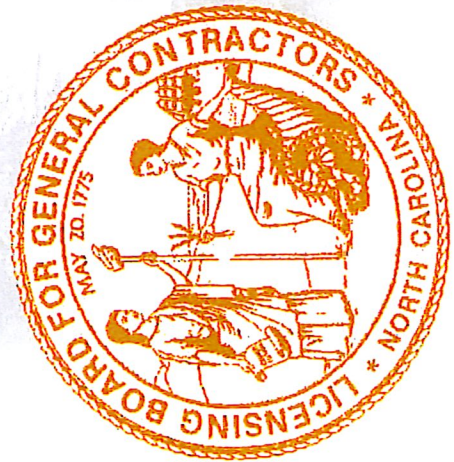
when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

January 1, 2019

This certificate may not be altered.




Chairman


Secretary-Treasurer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/11/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Wayah-Highlands PO Box 607 Highlands, NC 28741	(828) 526-3713 CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Owners Insurance Company INSURER B: Builders Mutual Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Associated Land Surveyors & Planners PC & Construction Specialties Design Builders PO Box 578 Horse Shoe, NC 28742-	NAIC # 10844

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	N	N	35087137	7/7/2019	7/7/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Hired/Non-Owned Auto \$ 1,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY						\$ \$ \$ \$
	UMBRELLA LIAB EXCESS LIAB DED \$ RETENTION \$						OCCUR CLAIMS-MADE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	N	WCP106283416	1/12/2019	1/12/2020	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

The Town of Lake Lure
 2948 Memorial Highway
 Lake Lure, NC 28746-

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



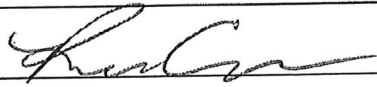
Boardwalk Replacement and Marina Expansion Bids
Town of Lake Lure

Bid Date: Tuesday Nov. 12th 1:00 PM

Contractor: Richard Case / RC Construction

Dock Manufacture: ALUMADOCK Marine structures

Bid Price Total: \$971,343.00

Contractor's Authorized Signature: 

Printed: Richard Case

RC CONSTRUCTION

Richard Case
151 Wooded Mountain Way
Brevard, NC 28712
(828)779-6382

TOWN OF LAKE LURE
2948 Memorial Highway
Lake Lure, NC 28746

Dean Givens,

We are pleased to provide you a bid for construction of the Lake Lure Boardwalk and Marina Project. We would be installing floating aluminum dock products provided to us by ALUMADOCK Marine Structures. In accordance with your request for proposal specifications, we can construct your Boardwalk and Marina for a total cost of \$971,343.00 (nine hundred seventy-one thousand three hundred forty-three dollars). Attached you will find a break down of all the aspects of our proposal. Thank you for the opportunity to bid your project.

Warm regards,



Richard Case

NC Licensed Building Contractor No. 48684

Cost Breakdown and Payment Schedule:

Alumadock Materials: \$612,887.00

Light and Fire Towers: \$27,525.00

Solar lights on Boardwalk: \$3,931.00

Electrical: \$40,000.00

Fire Standpipe System: \$118,000.00

Walkways and Ramp Structures: \$20,000.00

Permits and Rentals: \$9,000.00

Labor: \$140,000.00

Total: \$971,343.00

\$109,000.00 will be due RC Construction upon Acceptance of the Bid

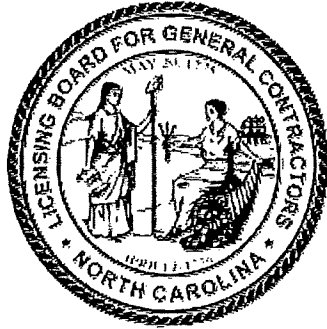
\$214,781.00 will be due Alumadock upon ordering the dock components.

\$214,781.00 will be due Alumadock upon start of fabrication.

\$214,781.00 will be due Alumadock upon delivery of the dock systems.

\$109,000.00 will be due RC Construction at the start of assembly of the dock system.

\$109,000.00 will be due at the completion of the project.



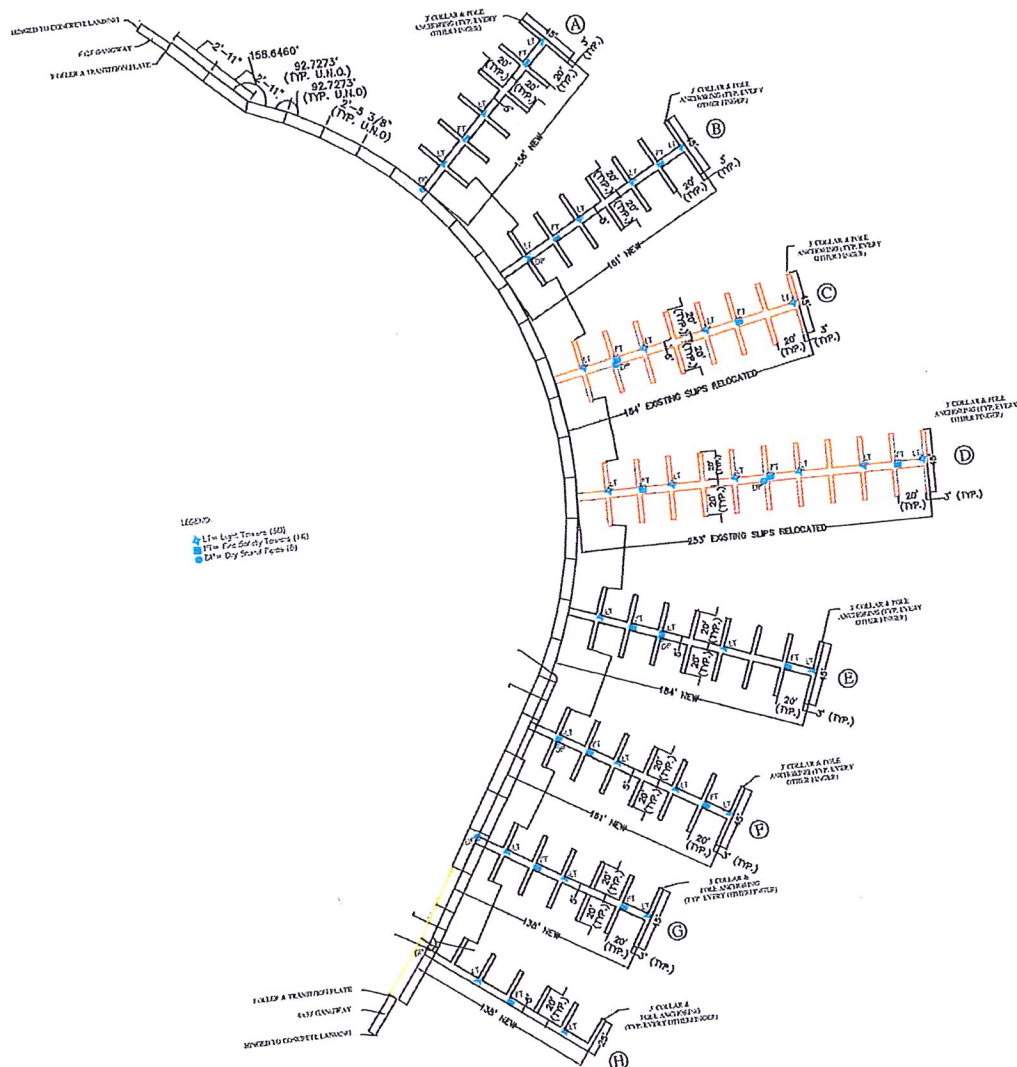
NORTH CAROLINA LICENSING BOARD FOR GENERAL CONTRACTORS

Name: Richard C. Case, T/A
Number: 48684
Status: Valid
Last Renewal Date: 2019-01-01
Address: 151 Wooded Mountain Way
City: Brevard
State: NC
Zip: 28712-0036
County: TRANSYLVANIA
Telephone: (828) 883-4930
limitation: Limited
Classifications : Building
Qualifiers : Richard C. Case

Qualifications:

I have been in the construction business for 30 years. I Have been a NC Licensed Building Contractor for the past 19 years. I have completed large commercial projects in the past including a \$500,000.00 Office/Staff Lounge and a \$900,000.00 Horseback Riding center for Rockbrook Camp for Girls, Inc. in Brevard NC. I also work extensively on the previous Lake Lure Marina project as a Sub-contractor for Construction Specialties and Design Builders (Terry Baker).

All Insurance documentation will be made available upon notification of bid acceptance.

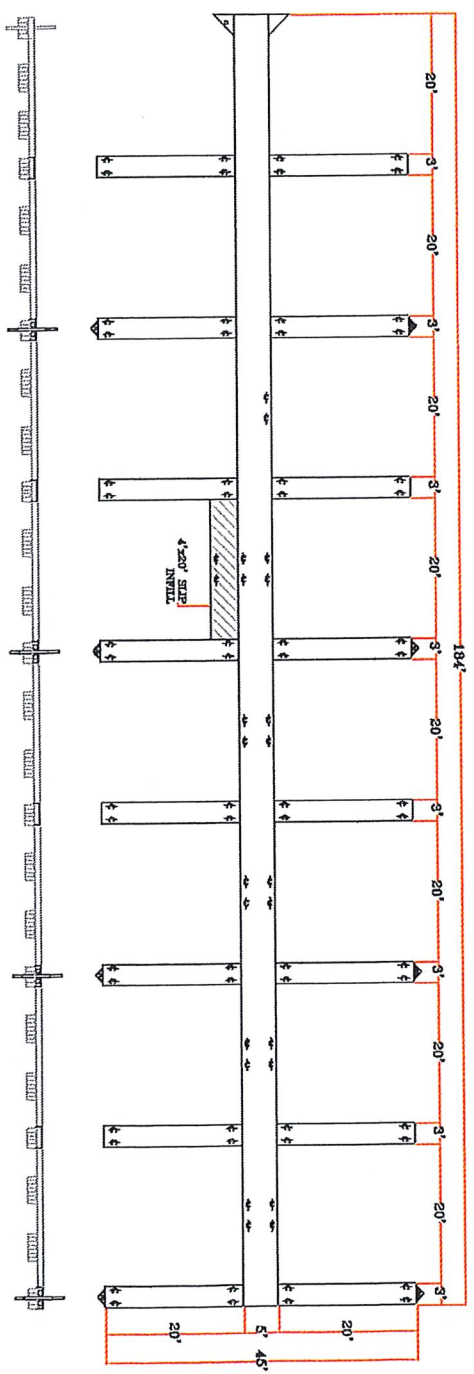


		SIGNATURE: _____ DATE: 10/31/19 _____ PERMIT # _____
DECKING COLOR: _____		
ALUMADOCK MARINE STRUCTURES 1-800-849-5511 HENDERSON, N.C.	NOTES -45"x138" DOCK -20'x20' SLIPS -3' FINGERS -5' MAIN AISLE -ALUMINUM DECKING	NOTES CONT. -(2) 36"x36" GUSSETS -(1) INTERNAL SPUD -(6) EXTERNAL SPUDS -4'x20' INFILL
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ALUMADOCK MARINE STRUCTURES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALUMADOCK MARINE STRUCTURES, INC.		
DRAWN BY: CEC		
NOTE: ALL BOLTS REQUIRE ANTI-SEIZE FOR INSTALLATION		
ALUMADOCK MARINE STRUCTURES P.O. BOX 2600 HENDERSON, NC 27635 WWW.ALUMADOCK.COM 1-800-849-5511		
LAKE LURE BOARDWALK AND MARINA PHASE 2/DOCK A		
DATE: _____		
SHEET 1 of 1		

SIGNATURE: _____ DATE: 10/31/19 _____ PERMIT # _____			
DECKING COLOR: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> NOTES -45'x161' DOCK -20'x20' SLIPS -3' FINGERS -5' MAIN AISLE -ALUMINUM DECKING </td> <td style="width: 50%; padding: 5px;"> NOTES CONT - (2) 36"x36" GUSSETS - (1) INTERNAL SPUD - (8) EXTERNAL SPUDS - 4'x20' INFILL </td> </tr> </table>	NOTES -45'x161' DOCK -20'x20' SLIPS -3' FINGERS -5' MAIN AISLE -ALUMINUM DECKING	NOTES CONT - (2) 36"x36" GUSSETS - (1) INTERNAL SPUD - (8) EXTERNAL SPUDS - 4'x20' INFILL
NOTES -45'x161' DOCK -20'x20' SLIPS -3' FINGERS -5' MAIN AISLE -ALUMINUM DECKING	NOTES CONT - (2) 36"x36" GUSSETS - (1) INTERNAL SPUD - (8) EXTERNAL SPUDS - 4'x20' INFILL		
NOTE: ALL BOLTS REQUIRE ANTI-SEIZE FOR INSTALLATION			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> ALUMADOCK MARINE STRUCTURES 1-800-849-5511 HENDERSON, N.C. </td> <td style="width: 40%; padding: 5px;"> ALUMADOCK MARINE STRUCTURES P.O. BOX 2600 HENDERSON, NC 27535 WWW.ALUMADOCK.COM 1-800-849-5511 LAKE LURE BOARDWALK AND MARINA PHASE 2/DOCK B </td> </tr> </table>		ALUMADOCK MARINE STRUCTURES 1-800-849-5511 HENDERSON, N.C.	ALUMADOCK MARINE STRUCTURES P.O. BOX 2600 HENDERSON, NC 27535 WWW.ALUMADOCK.COM 1-800-849-5511 LAKE LURE BOARDWALK AND MARINA PHASE 2/DOCK B
ALUMADOCK MARINE STRUCTURES 1-800-849-5511 HENDERSON, N.C.	ALUMADOCK MARINE STRUCTURES P.O. BOX 2600 HENDERSON, NC 27535 WWW.ALUMADOCK.COM 1-800-849-5511 LAKE LURE BOARDWALK AND MARINA PHASE 2/DOCK B		

		ALUMADOCK MARINE STRUCTURES 1-800-849-5511 HENDERSON, N.C.	
DECKING COLOR:		NOTES -45'x184' DOCK -20'x20' SLIPS -3' FINGERS -5' MAIN AISLE -ALUMINUM DECKING	
NOTES CON'T -(2) 36"x36" GUSSETS -(1) INTERNAL SPUD -(8) EXTERNAL SPUDS -4'x20' INFILL		DISCLAIMER AND WARNING: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS DRAWING IS NOT INTENDING TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS DRAWING IS NOT INTENDING TO BE USED FOR ANY OTHER PURPOSE.	
DATE:		LAKE LURE BOARDWALK AND MARINA PHASE 2/DOCK E	
DATE:		SHEET: 1 of 1	

NOTE: ALL BOLTS REQUIRE ANTI-SEIZE FOR INSTALLATION

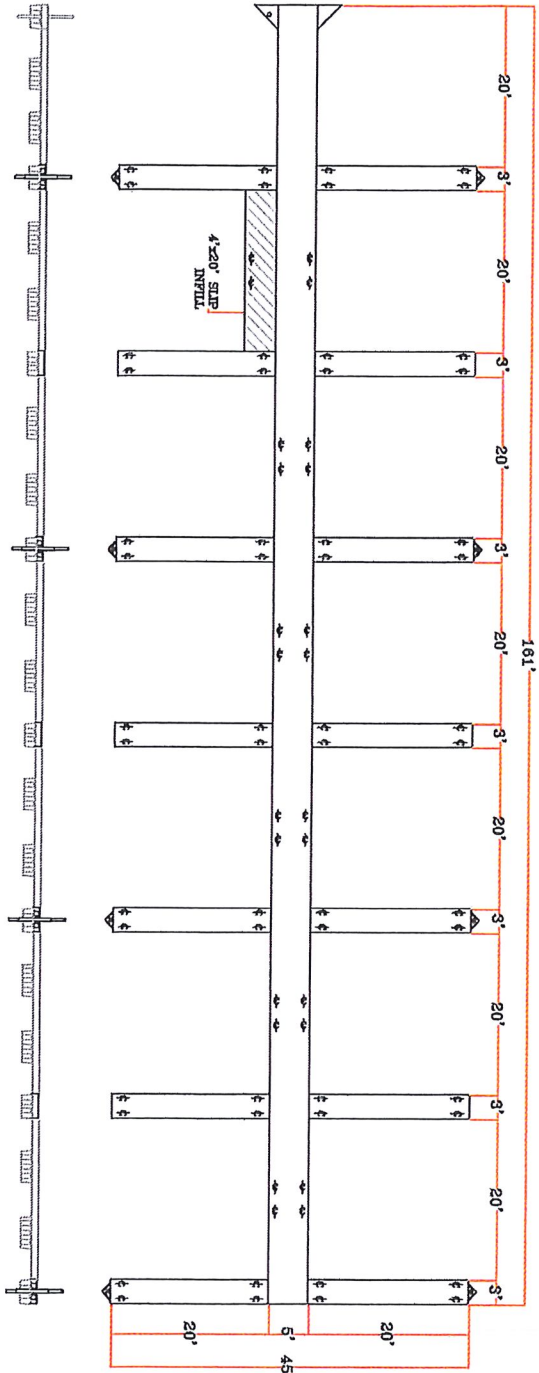


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DATE: 10/31/19 _____

PERMIT # _____

SIGNATURE: _____
 DATE: 10/31/19
 PERMIT # _____



DECKING COLOR:

ALUMADOCK
 MARINE STRUCTURES
 1-800-849-5511
 HENDERSON, NC

NOTES
 -45'x161' DOCK
 -20'x20' SLIPS
 -3' FINGERS
 -5' MAIN AISLE
 -ALUMINUM DECKING

NOTES CONT
 - (2) 36"x36" GUSSETS
 - (1) INTERNAL SPUD
 - (8) EXTERNAL SPUDS
 - 4'x20' INFILL

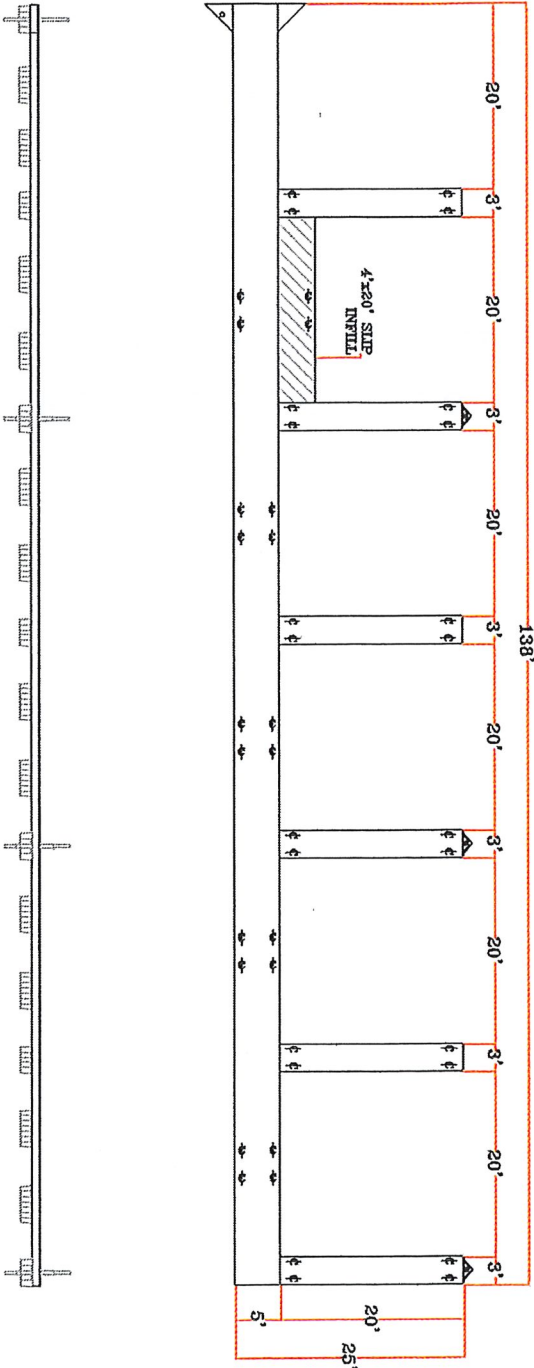
DISCLAIMER: THE DRAWING AND THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE DRAWING IS NOT A CONTRACT. THE DRAWING IS NOT A GUARANTEE OF PERFORMANCE. THE DRAWING IS NOT A REPRESENTATION OF THE ACTUAL CONDITIONS. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ALUMADOCK MARINE STRUCTURES
 P.O. BOX 2600 HENDERSON, NC 27535
 WWW.ALUMADOCK.COM 1-800-849-5511
 LAKE LURE BOARDWALK AND MARINA
 PHASE 2/DOCK F

NOTE: ALL BOLTS REQUIRE ANTI-SEIZE FOR INSTALLATION

DATE: _____

SHEET 1 OF 1

		SIGNATURE: _____ DATE: 10/31/19 _____ PERMIT # _____
DECKING COLOR: _____		
ALUMADOCK MARINE STRUCTURES 1-800-849-5511 HENDERSON, N.C.	NOTES -25'x138' DOCK -20'x20' SLIPS -3' FINGERS -5' MAIN AISLE -ALUMINUM DECKING	NOTES CON'T -(2) 36"x36" GUSSETS -(1) INTERNAL SPUD -(3) EXTERNAL SPUDS -4'x20' INFILL
INDICATES THE MARKING AND THE FOR GENERAL INFORMATION PURPOSES ONLY. THIS IS NOT A CONTRACT DOCUMENT. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR THE PROPER USE OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ALUMADOCK MARINE STRUCTURES. DRAWN BY: CMC		
ALUMADOCK MARINE STRUCTURES P.O. BOX 2600 HENDERSON, NC 27535 WWW.ALUMADOCK.COM 1-800-849-5511		
LAKE LURE BOARDWALK AND MARINA PHASE 2/DOCK E		
DATE: _____		SHEET 1 of 1

NOTE: ALL BOLTS REQUIRE ANTI-SEIZE FOR INSTALLATION

VII

- Town Council Approval: Bank Financing for Marina/Boardwalk Project

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION**

Meeting Date: January 14, 2020

SUBJECT: Bid Acceptance Financing Marina/Boardwalk Extension.

AGENDA INFORMATION:

Item Number: VII
Department: Finance
Contact: Sam Karr, Finance Director
Presenter: Sam Karr, Finance Director

BRIEF SUMMARY: On October 10th, 2019 Town Council approved Resolution No. 19-10-08B to direct the Town Finance Director to apply for approval of financing the marina expansion and boardwalk replacement of \$1,100,000 for a 10 year term.

RECOMMENDED MOTION AND REQUESTED ACTIONS: Accept the bid from Carolina Trust Bank for 10 years at 2.92% on the \$1,100,000 loan to finance the marina expansion and boardwalk replacement.

FUNDING SOURCE: Loan Financing

ATTACHMENTS: Bid tabs

STAFF'S COMMENTS AND RECOMMENDATIONS: Bid requests were sent out on October 11th, 2019 to 7 banks and we received 3 responsive bids. CTB (the Town's local bank) at 2.92%, Live Oak Bank for 4.10% and United Financial at 2.98%. Therefore, we recommend acceptance of CTB for 10 years at 2.92% on the \$1,100,000 loan.

TOWN OF LAKE LURE

Bid Tabs

P. 40

^B Marina Expansion & Broadwalk		Contact Person:	Sam Karr
Department:			
Bid Opening Date and Time:	October 23, 2019 2:05 pm		

BIDDER	Collateral Requirements	Term Financing	Interest Type	Interest Rate	Annual Debt Service	Total Interest	Total Cost Interest & Underwriting	Escrow Interest	Comments
Live Oak Bank	First Lien On Property	10 Yr.s	Fixed	4.10	\$134,663.54	\$260,584.24	\$260,584.24 Plus \$24,425 = \$285,009.24		\$24,425 Closing cost & prepayment penalty
CTB	First Lien On Property	10 Yr.s	Fixed	2.92	\$127,886.42	\$178,864.20	\$178,864.20 Plus \$2,750		Closing cost \$2,750.00
United Financial	First Lien on Property	10 Yr.s	Fixed	2.98	\$128,014.34	\$180,143.40	\$180,143.40 Plus \$1,850.00		Closing cost \$1,850.00

This is to certify that the above bids herein were publicly opened and read out aloud at _2:05_ pm on October 23, 2019, at Town Municipal

Center Building.

BY: _____ Sam Karr, Finance Director

VIII

- Resolution No. 20-01-07 Intent to Reimburse –
Marina/Boardwalk Project

RESOLUTION NO. 20-01-07

**TOWN OF LAKE LURE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE**

This declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of the Town of Lake Lure, North Carolina (the "Issuer") with respect to the matters contained herein.

1. **Expenditures to be Incurred.** The Issuer anticipates incurring expenditures (the "Expenditures") for the purchase of Boat Slips and boardwalk (the "Project").
2. **Plan of Finance.** The Issuer intends to finance the costs of the Project with the proceeds of debt to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.
3. **Maximum Principal Amount of Debt to be Issued.** The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is \$1,100,000.00.
4. **Declaration of Official Intent to Reimburse.** The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

Adopted this 7th day of January, 2020

Mayor, Town of Lake Lure

ATTEST:

Clerk, Town of Lake Lure

