



**TOWN OF RIVER BEND**

**45 Shoreline Drive  
River Bend, NC 28562**

T 252.638.3870  
F 252.638.2580

[www.riverbendnc.org](http://www.riverbendnc.org)

**RIVER BEND TOWN COUNCIL  
PROPOSED AGENDA**

Work Session Meeting  
May 8, 2025  
River Bend Town Hall – 45 Shoreline Drive  
5:00 p.m.

1. **VOTE** – Agenda: Additions / Deletions / Adoption
2. Discussion – Recommendation of Award for Wastewater Treatment Plant Enhancements, Phase I - Jackson
3. Discussion – Aare Creek Preliminary Plat - Jackson
4. Discussion – Budget Amendment for Leaf & Limb Department
5. Review Agenda – Nobles
6. Adjournment

Pledge Next week: Sheffield

May 1, 2025

Mr. Delane Jackson  
Town Manager  
45 Shoreline Drive  
River Bend, NC 28562

**SUBJECT:** Town of River Bend  
Wastewater Treatment Plant Enhancements – Phase I  
Tentative Recommendation of Award  
Rivers Project No. 2022129

Dear Mr. Jackson,

An initial advertisement for this contract was published in Greater Diversity, The Sun Journal, and online at Construct Connect plan room, and both Rivers and Associates, Inc. and the Town of River Bend's websites. Additionally, the advertisement was e-mailed directly to ten (10) contractors. Three (3) contractors requested and were provided plans and specifications for the project.

The initial bid opening was held on Thursday, April 3<sup>rd</sup>, 2025 at 2:00 P.M. at the Town of River Bend Town Hall. Unfortunately, the project did not meet the required three bid minimum to publicly open bids. A second bid date was scheduled for April 17<sup>th</sup>, 2025 at the same time and location. Ultimately, only one (1) bid was received from State Utility Contractors, Inc. The bid was subsequently opened and read aloud.

The bids received is as follows:

<u>Bidder</u>	<u>Base Bid Price</u>	<u>Base Bid Less Deduct Alternates</u>
State Utility Contractors, Inc.	\$13,787,000.00	\$12,752,000.00

The Bid Schedule included one (1) add alternate item to remove and dispose of the existing blowers and air piping from within the building in which they are currently housed. The Contractor listed a bid amount to perform this work of \$10,000.00 which would be added to the final bid price. The new blowers to be installed as part of this project are located on an exterior pad. Therefore, if the Town accepts this add alternate as part of this contract, it would free up the blower building to be used for other purposes.

The Bid Schedule also included a number of alternates for various treatment equipment such as the positive displacement blowers, preliminary treatment unit, etc. For these items, bidders were instructed to list a base bid price and an alternate price for a specific equipment manufacturer. This method gives the Town flexibility to select the alternate manufacturer and associated price for major equipment items. However, there was only one (1) instance where the base bid and alternate price differed. Bid Item 17a and 17b were for the Positive Displacement Blower Package System. The base bid price was \$384,000.00 (Gardner Denver), and the alternate bid price was \$488,000.00 (Atlas Copco).

Following the bid opening, it was determined that Atlas Copco mistakenly included the price for Dissolved Oxygen sensors and associated electrical/controls in their bid price. These sensors and controls are not within the scope of the Phase I improvements. The attached Memorandum of Negotiation documents a negotiated change of equipment cost and supply. Given that 1) State Utility Contractors, Inc. was the sole and apparent low bidder, 2) the funds required to construct the project exceed the available funds originally budgeted for the project, 3) the Town and Apparent Low Bidder are allowed to negotiate a modified scope and price, and 4) Atlas Copco participated in the original project design, the Engineer recommends the Owner accept the revised Atlas Copco price of \$355,000.00. This reduces the overall project cost by \$29,000.00.

The final type of Alternate included in the Bid Schedule were three (3) deduct alternates. These were added to the bid document via Addendum. These items include equipment, materials and labor that could potentially be removed from the contract in order to reduce the overall cost. These items of equipment are not absolutely required at this time to maintain overall treatment functionality, nor would their removal affect the Town's ability to meet their discharge permit limits. Rather, they are beneficial modifications that would provide improved operational capability and additional service life to the treatment plant. The deduct alternates included (1) the influent flow meter and vault, the package preliminary treatment unit, piping, electrical and associated equipment; (2) rehabilitation of the surge dosing tank and replacement of the new surge dosing pumps, including piping, electrical and associated equipment; and (3) the reaeration basin, non-potable water system, effluent flow meter, piping, electrical and associated equipment. Accepting all three of the deduct alternatives would result in a savings of \$1,035,000.00 from the base bid price as outlined above. If these items are removed from this contract, they can be added to the scope of the future Phase II improvements.

River Bend WWTP Enhancements – Phase I  
Tentative Recommendation of Award  
May 1, 2025

Page 3

Enclosed with this letter is a copy of the certified Bid Tabulation, the Memorandum of Negotiation, and a copy of the Contractor's Qualification data as outlined in Article 3 of the Instructions to Bidders. Based on the Bid Tabulation and the qualification information provided, Rivers and Associates recommends that the Town make *tentative* award of the Contract to State Utility Contractors, Inc. on the basis of the following items:

Base Bid Less Deduct Alternatives	\$12,752,000.00
Less Savings from Memo of Negotiation*	(\$29,000.00)
<u>Plus Add Alternate Item</u>	<u>\$10,000.00</u>
Total Amount Recommended for Award	\$12,733,000.00

\* Refer to attached Memorandum of Negotiation relative to Bid Item 17a – Positive Displacement Blower Package System (Treatment Units #1-2, EQ Basin & Reaeration Basin) – Base Bid.

The Total Amount Recommended for Award exceeds the funding amount of \$9,108,500 previously awarded by the Division of Water Infrastructure (SRP-W-ARP-0241). As such, this recommendation of *tentative* award is contingent upon the Town securing and/or reallocating additional funding to cover the difference, including 5% contingencies.

Total Amount Recommended for Award	\$12,733,000.00
Plus 5% Contingencies	\$636,650.00
Plus Technical Services	<u>\$851,500.00</u>
Total	\$14,221,150.00
Less SRP-W-ARP-0241 Funding Amount	<u>(\$9,108,500.00)</u>
Additional Funding Required	\$5,112,650.00

If you have any questions or concerns regarding this project, please call Mr. Greg Churchill, P.E. or myself at (252) 752-4135. Thank you for this opportunity to serve the Town of River Bend. We look forward to assisting you during the construction phase of the project.

Sincerely,



Kevin Cooper, P.E.  
Project Engineer

Enclosures

cc: Gregory J. Churchill, P.E., Rivers and Associates (w/o enclosures)  
Rivers File 2021031-C (w/ enclosures)

## MEMORANDUM OF NEGOTIATION

**TO:** Mr. Delane Jackson, Town Manager – Town of River Bend  
Mr. Ronald L. Brown, President – State Utility Contractors, Inc.  
Mr. David Lucas, Chief Estimator – State Utility Contractors, Inc.

**CC:** Kevin Cooper, P.E. – Rivers & Associates, Inc.  
Division of Water Infrastructure  
File 2019087-J.1

**FROM:** Gregory J. Churchill, P.E., President – Rivers & Associates, Inc. 

**SUBJECT:** Town of River Bend  
Wastewater Treatment Plant Enhancements – Phase I  
Change of Equipment Cost and Supply  
Rivers File 2022129-C

**DATE:** May 1, 2025

---

This Memorandum has been prepared to document a negotiated change of equipment cost and supply for the subject project.

Rivers and Associates, Inc. (the Engineer) prepared construction plans and specifications for the River Bend Wastewater Treatment Plant Enhancements – Phase I Project for the Town of River Bend (the Town). The contract was formally bid per G.S. 143-129. The initial bid opening was held on Thursday, April 3<sup>rd</sup>, 2025 at 2:00 PM at the River Bend Town Hall. An insufficient number of bids were received to open per NC statutes and therefore the project was readvertised. The second bid opening was held on Thursday, April 17<sup>th</sup>, 2025 at the same time and location. One (1) bid was ultimately received from State Utility Contractors, Inc. (the Apparent Low Bidder). The Certified Bid Tabulation was published by the Engineer on April 21<sup>st</sup>, 2025 (see Attachment A – Certified Bid Tabulation). The apparent low bid exceeds the available funds originally budgeted for construction of the project. As such, the NC formal bidding statute allows a unit of government to negotiate with the low bidder.

The Bid Schedule for the contract included a number of “Bid Alternates” for various treatment equipment. Bidders were instructed to provide a Base Bid price for these line items as well as an Alternate for the required equipment supplied by a specific

Memorandum of Negotiation  
Town of River Bend  
WWTP Enhancements – Phase I  
Change of Equipment Cost and Supply  
May 1, 2025

manufacturer. For example, Bid Item 17a and 17b were for the “Positive Displacement Blower Package System.” Item 17a was for the Base Bid, and 17b was an Alternative to supply the Blower Package System from Atlas Copco.

Per Article 7.01 of the Bid Form, each prospective Bidder was instructed to attach with their bid a “List of Proposed Suppliers.” This list was provided as part of the Bid Documents (page 9 of the Bid Form).

Per the Certified Bid Tabulation, the Apparent Low Bidder listed a Base Bid price of \$384,000.00 for Bid Item 17a for a Blower Package System provided by Gardner Denver. The Alternate Bid Item 17b listed a price of \$488,000.00 for equipment provided by Atlas Copco.

Following the Bid Opening, the Apparent Low Bidder contacted the Engineer with a question/concern regarding the blower controls. The Engineer clarified that for Phase I, blowers should include Variable Frequency Drives that are manually controlled. External Dissolved Oxygen (DO) sensors and associated controls are proposed for future improvements, but not as part of the scope for Phase I. Upon receiving this information, the Apparent Low Bidder notified the Engineer that Atlas Copco mistakenly included the price for DO controls in their bid price. Removing the controls from the scope significantly reduce the price of the Atlas Copco’s Package Blower System to \$355,000.00. With this revision, the price to supply the Package Blower System from Atlas Copco is less expensive than the original Base Bid price for Gardner Denver.

The Apparent Low Bidder has requested that the Base Bid and Alternate for the Package Blower System (Bid Items 17a and 17b) be revised to \$355,000.00 and that Atlas Copco be reflected on the List of Proposed Suppliers. Given that 1) State Utility Contractors, Inc. was the sole and apparent low bidder, 2) the funds required to construct the project exceed the available funds originally budgeted for the project, 3) the Town and Apparent Low Bidder are allowed to negotiate a modified scope and price, and 4) Atlas Copco participated in the original project design, the Engineer recommends the Owner accept the revised Atlas Copco price of \$355,000.00. This reduces the overall project cost by \$29,000.00.

Memorandum of Negotiation  
Town of River Bend  
WWTP Enhancements – Phase I  
Change of Equipment Cost and Supply  
May 1, 2025

We request that all parties review the above Memorandum of Negotiation, and please sign below to signify your understanding and agreement to such.

**AGREED BY:**

**TOWN OF RIVER BEND, NORTH CAROLINA**  
Delane Jackson, Town Manager

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**STATE UTILITY CONTRACTORS, INC.**  
Ronald L. Brown, president

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**RIVERS & ASSOCIATES, INC.**  
Gregory J. Churchill, P.E., President

Signature: Gregory J. Churchill

Date: 5-1-25

ITEM 3

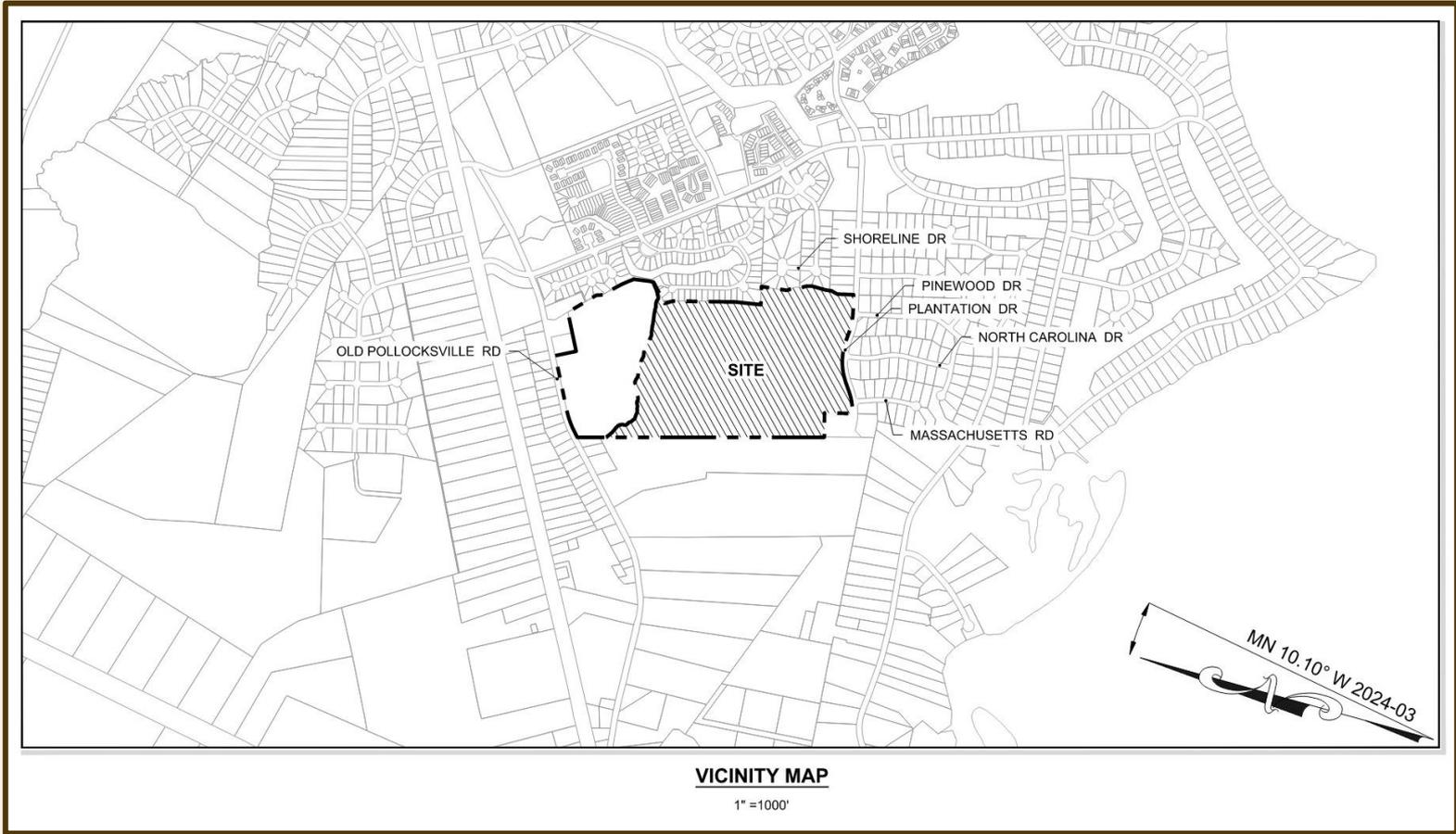


# Aare Creek Community

Preliminary Plat  
Presented to the Planning Board on  
May 1<sup>st</sup>, 2025



# Vicinity Map



**VICINITY MAP**

1" = 1000'



# Site Information

## SITE INFORMATION:

LOCATION: 403 OLD POLLOCKSVILLE RD  
 TOWNSHIP: TOWNSHIP 8  
 INCORPORATED TOWN: RIVER BEND  
 COUNTY/STATE: CRAVEN / NC  
 PARENT PIN: 8-200-029  
 DB/PG: DB 1234, PG 649  
 COUNTY: R-15  
 ACREAGE: 73.26 AC  
 LAND CLASS: RESIDENTIAL

**MINIMUM BUILDING SETBACKS:** SINGLE FAMILY HOMES  
 STREET YARD: 30'  
 SIDE YARD: 10'  
 REAR YARD: 15'  
 CORNER YARD: N/A

**RIGHT OF WAY & OTHER AREAS:**  
 NATURAL WETLANDS: 158,379 SF (3.63 AC)

**LOT ACREAGE:**  
 TOTAL NUMBER PROPOSED LOTS: 132 LOTS  
 PROPOSED DENSITY: 1.80 DU/AC  
 MINIMUM PROPOSED LOT SIZE: 15,000 SF  
 MAXIMUM PROPOSED LOT SIZE: 31,486 SF (SINGLE FAMILY LOT 50)  
 AVERAGE PROPOSED LOT SIZE: 18,426 SF  
 MINIMUM PROPOSED LOT WIDTH: 85'  
 MINIMUM LOT WIDTH ON CUL-DE-SAC: 40'

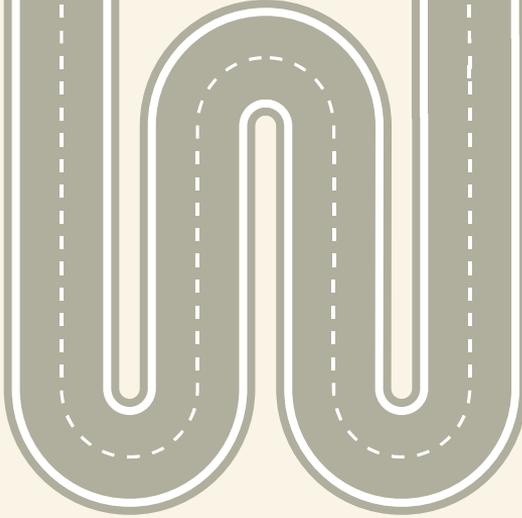
**TYPE OF LOT BREAKDOWN:**  
 SINGLE FAMILY (15,000 SF): 132 LOTS

**IMPERVIOUS AREAS:**  
 ROADWAYS / PARKING: 169,032 SF (3.88 AC)  
 SIDEWALK: 57,850 SF (1.33 AC)  
 LOTS (4,000 SF/LOT): 528,000 SF (12.12 AC)  
 TOTAL ON-SITE IMPERVIOUS AREA: 754,882 SF (17.33 AC)  
 TOTAL ON-SITE IMPERVIOUS PERCENT: 23.66%  
 TOTAL LIMITS OF DISTURBANCE AREA: 2,798,837 SF (64.25 AC)

**OPEN SPACE BREAKDOWN:**  
 PROPERTY BOUNDARY: 3,191,206 SF (73.26 AC)  
 REQUIRED OPEN/RECREATION SPACE:  
 - 132 LOTS X 2.1 FAMILY MULTIPLIER X 0.007 AC PER PERSON = 1,940 AC  
 PROVIDED OPEN SPACE: 38,838 SF (0.89 AC)  
 PARK: 102,715 SF (2.35 AC)

**UTILITY DEMANDS:**  
 SEWAGE USAGE: 44,550 GPD  
 75 GPD X 4.5 BEDS PER LOT X 132 LOTS  
 WATER USAGE: 52,800 GPD  
 400 GPD X 132 LOTS

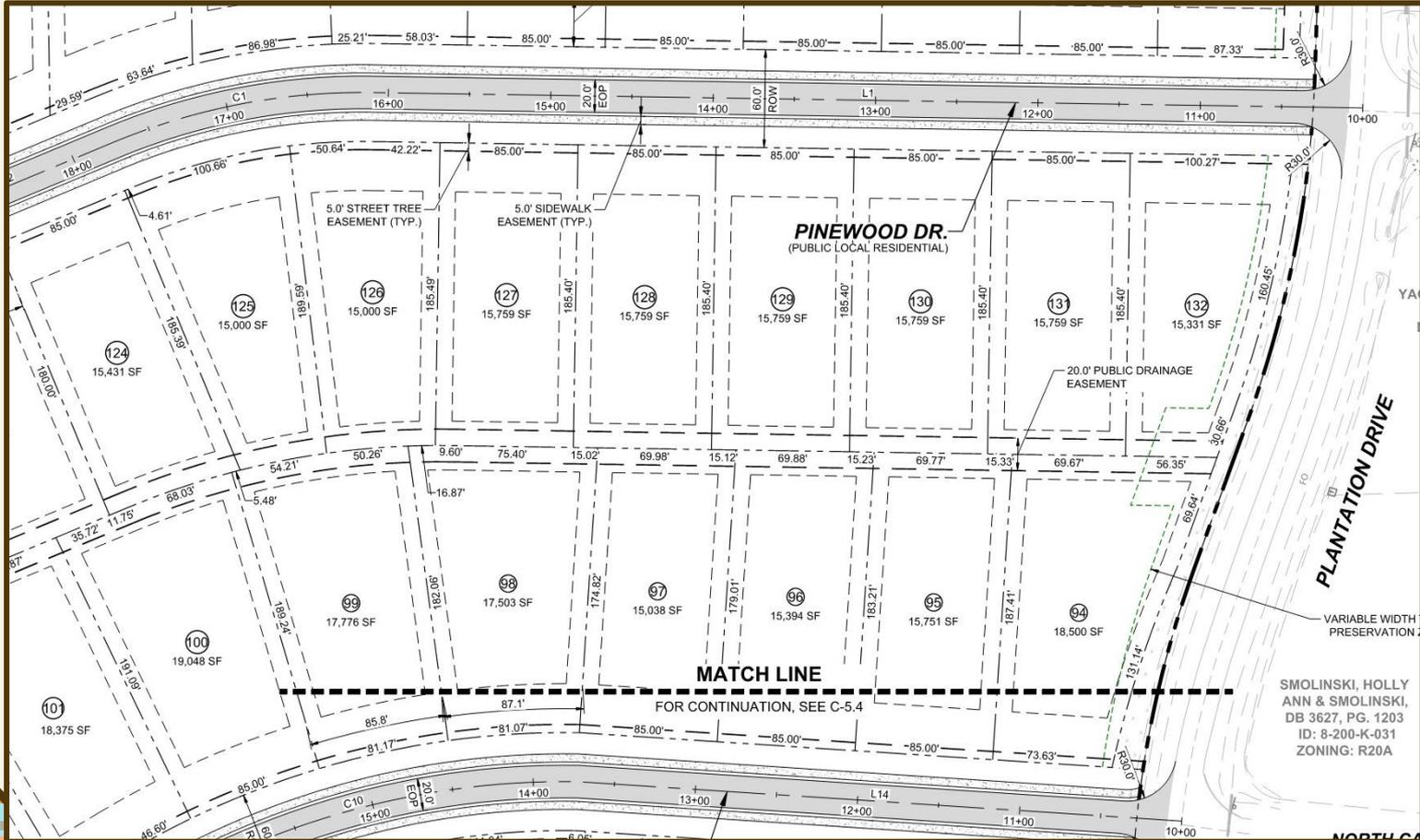
**STREET TYPE SUMMARY:**  
 50' ROW SECTION: 1,249 LF  
 60' ROW SECTION: 6,541 LF





# Partial Site Plan

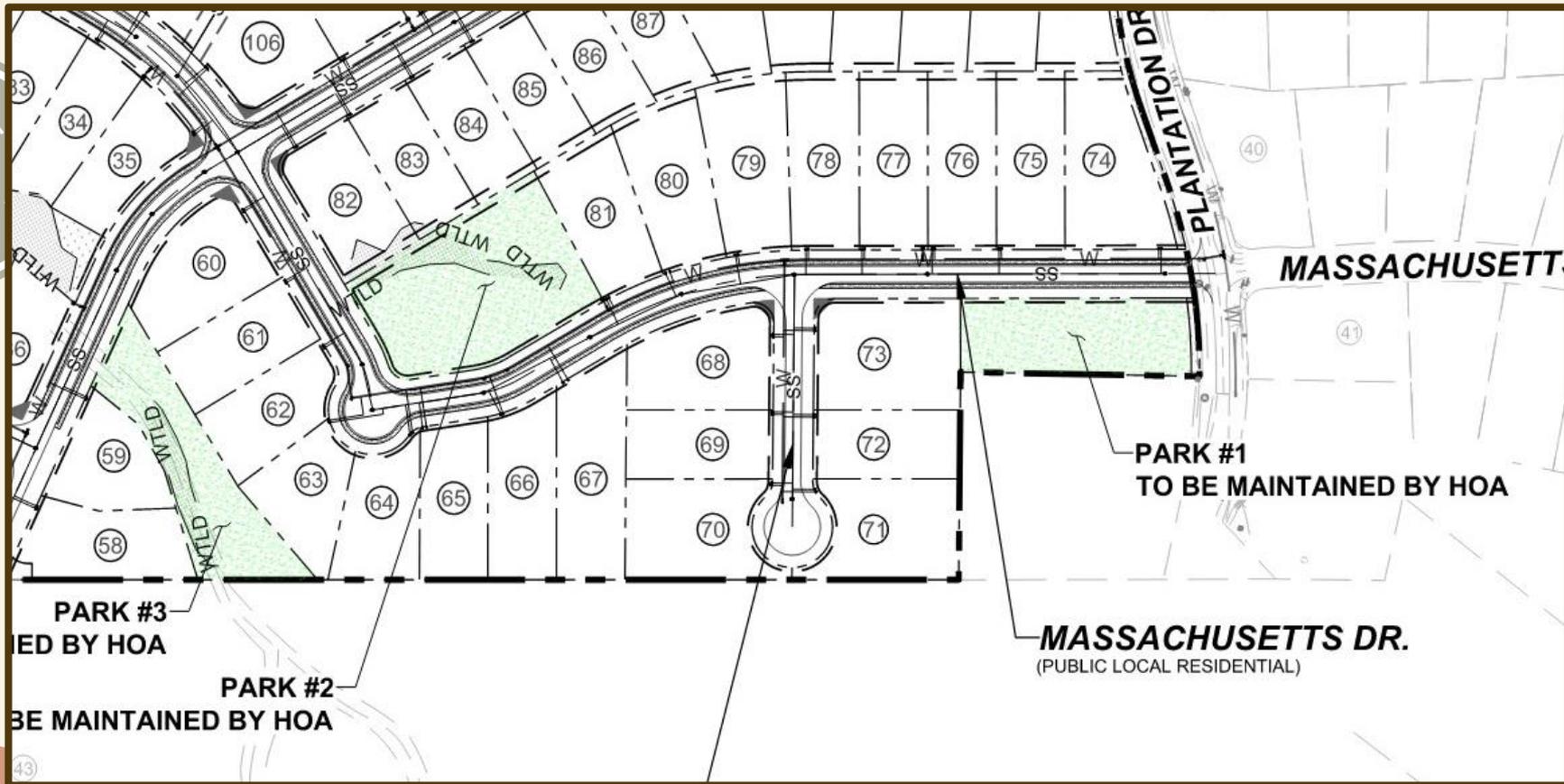
ITEM 3



SMOLINSKI, HOLLY  
ANN & SMOLINSKI,  
DB 3627, PG. 1203  
ID: 8-200-K-031  
ZONING: R20A

# Open Spaces

ITEM 3



PARK #3  
TO BE MAINTAINED BY HOA

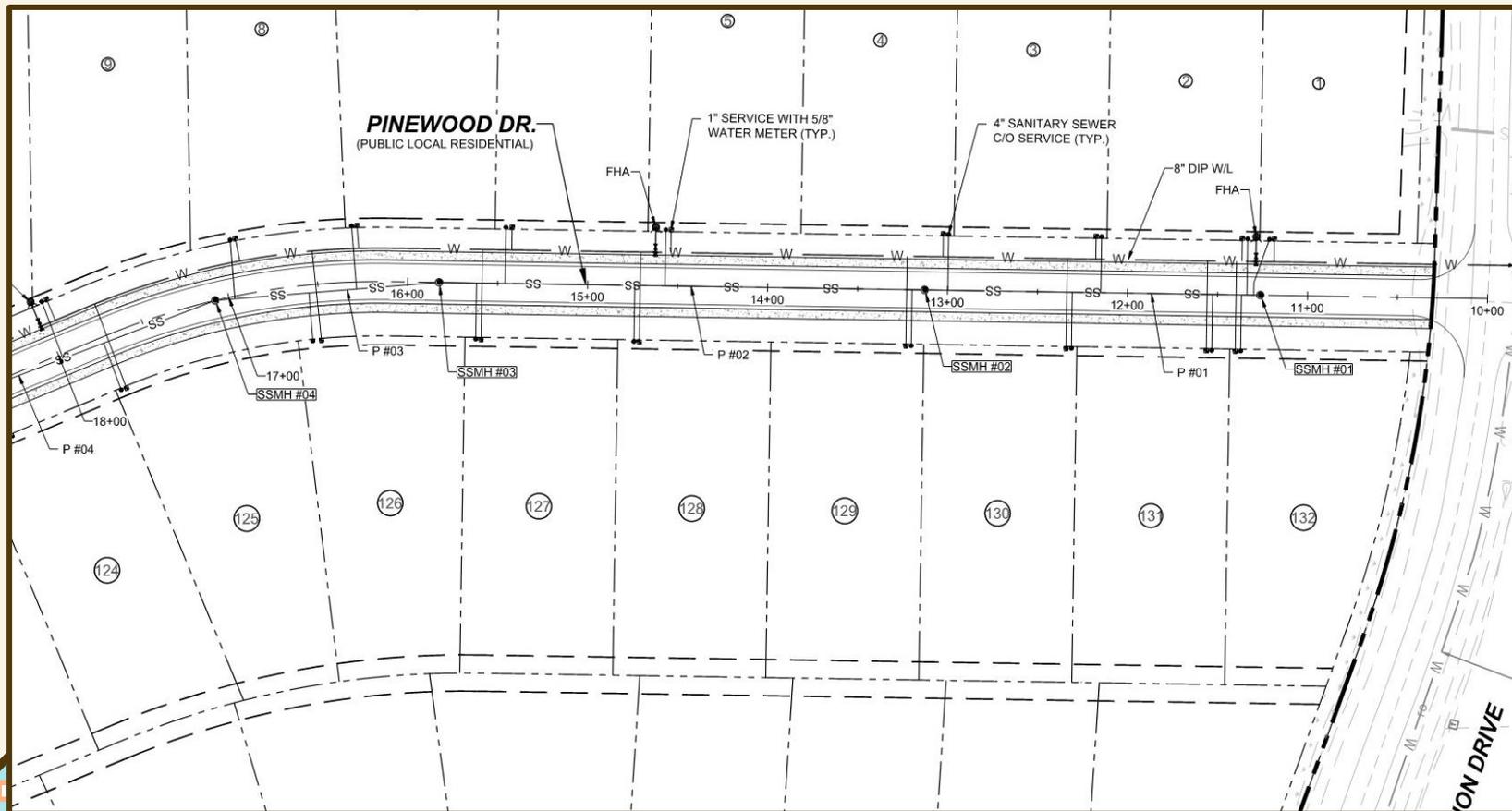
PARK #2  
TO BE MAINTAINED BY HOA

PARK #1  
TO BE MAINTAINED BY HOA

MASSACHUSETTS DR.  
(PUBLIC LOCAL RESIDENTIAL)

# Partial Utility Plan

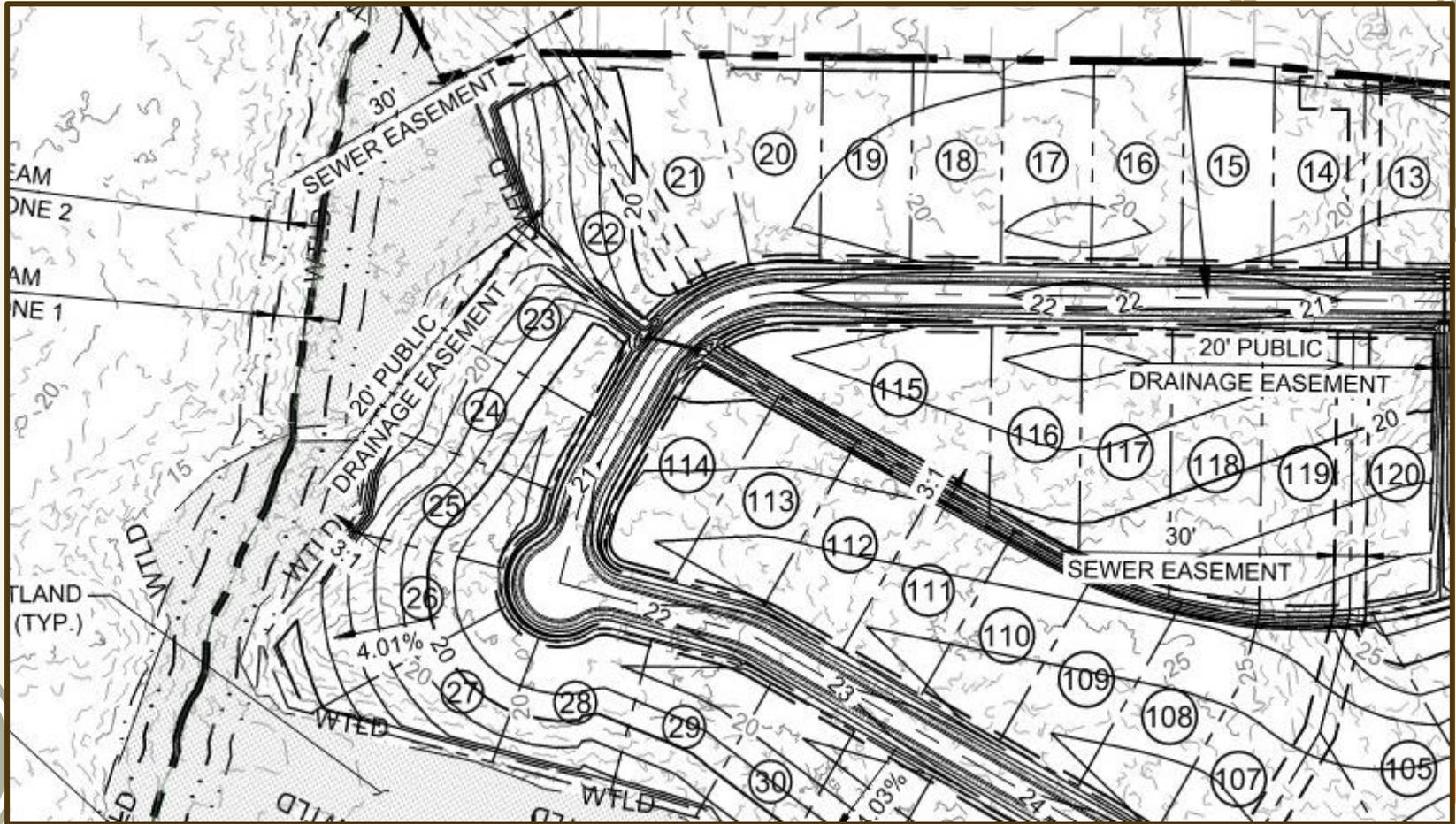
ITEM 3





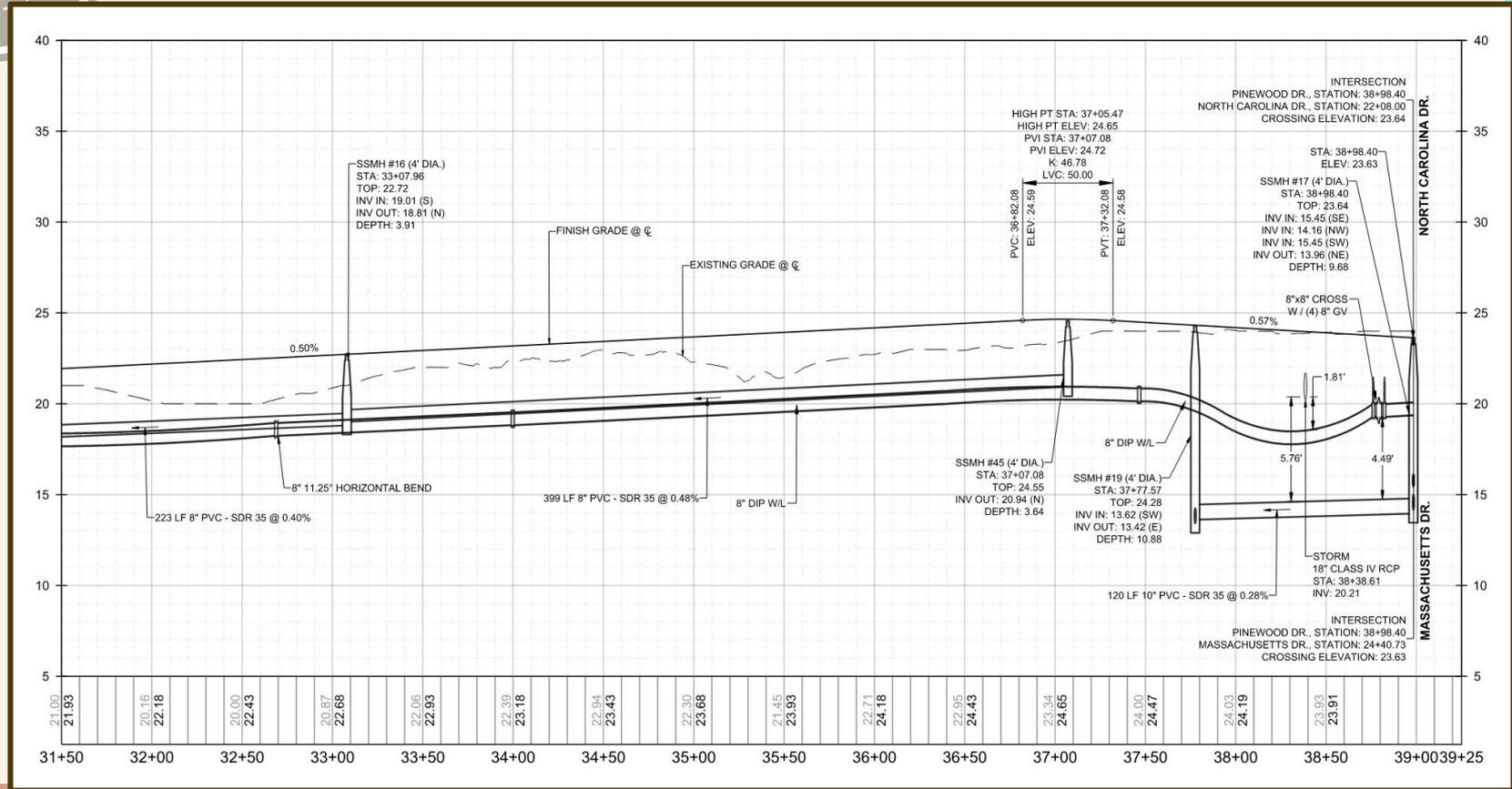
# Partial Grading Plan

ITEM 3

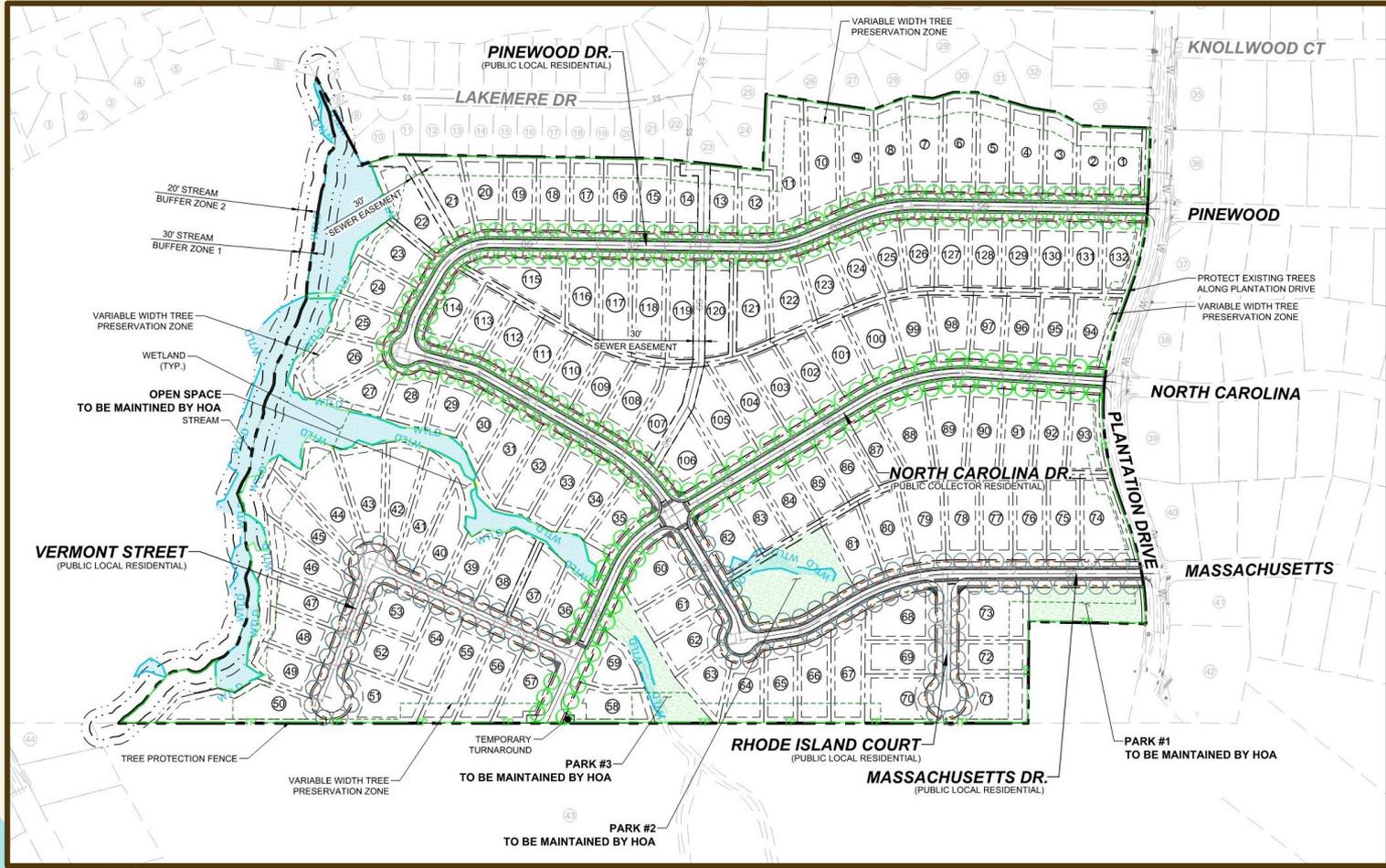


# Utility Profile

ITEM 3



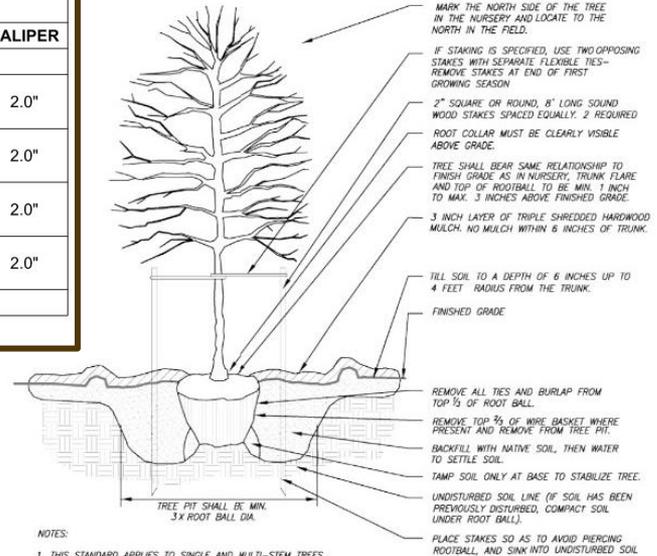
# Landscape Plan



# Plant Schedule

ITEM 3

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CONTAINER	CALIPER
<b>STREET TREES</b>							
	ACE SOU	76	ACER BARBATUM	SOUTHERN SUGAR MAPLE	12' HT.	B&B	2.0"
	QUE PLS	75	QUERCUS COCCINEA 'SPLENDENS'	SPLENDENS SCARLET OAK	12' HT.	B&B	2.0"
	QUE MIC	45	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK	12' HT.	B&B	2.0"
	QUE MMM	128	QUERCUS X 'SCARLET LETTER'	SCARLET LETTER COLUMNAR OAK	12' HT.	B&B	2.0"
<b>SUBTOTAL:</b>		<b>324</b>					



NOTES:

1. THIS STANDARD APPLIES TO SINGLE AND MULTI-STEM TREES.
2. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALL.
3. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
4. DO NOT INSTALL TREES DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
5. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
6. SET TREE PLUMB IN ALL DIRECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED OR DIRECTED BY LANDSCAPE ARCHITECT. IF STAKED, STAKE ONLY AS SHOWN.

TREE PLANTING DETAIL

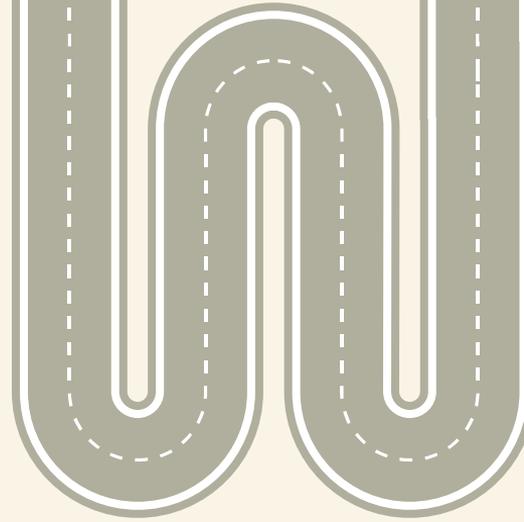
NTS

Courtesy of  
Coulter Jewell Thames P.A.



# Questions?

ITEM 3





**RIVER BEND TOWN COUNCIL  
DRAFT PROPOSED AGENDA  
Regular Meeting  
May 15, 2025  
River Bend Town Hall – 45 Shoreline Drive  
5:00 p.m.**

**Pledge: Sheffield**

1. Call to Order (Mayor Bledsoe Presiding)
2. Recognition of New Residents
3. Additions/Deletions to Agenda
4. Addresses to the Council - NONE
5. Public Comment

*The public comment period is set aside for members of the public to offer comments to the Council. It is the time for the Council to listen to the public. It is not a Question & Answer session between the public and the Council or Staff. All comments will be directed to the Council. Each speaker may speak for up to 3 minutes. A member of staff will serve as timekeeper. A sign-up sheet is posted by the meeting room door and will be collected prior to the start of the Public Comment Period. Speakers will be called on by the Mayor in the order that they signed up. In order to provide for the maintenance of order and decorum, the Council has adopted a policy for this section of the meeting. A copy of the policy is posted by the door for your review. Please follow the policy. If you have a specific question for staff, you are encouraged to contact the Town Manager or the appropriate Department Head at another time.*

6. Public Hearings - NONE

7. Consent Agenda

*All items listed under this section are considered routine by the Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

**A. Approve:**

*Minutes of April 10, 2025 Work Council Meeting  
Minutes of April 17, 2025 Regular Council Meeting*

8. Town Manager's Report – Delane Jackson

*Activity Reports*

- A. *Monthly Police Report* by Chief Joll
- B. *Monthly Water Resources Report* by Director of Public Works Mills
- C. *Monthly Work Order Report* by Director of Public Works Mills
- D. *Monthly Zoning Report* by Assistant Zoning Administrator McCollum

**Administrative Reports:**

9. Finance – Councilman Leonard
  - A. Financial Report - Finance Director
10. Environment & Waterways – Councilman Leonard
  - A. EWAB Report

11. Planning Board – Councilman Sheffield
  - A. Planning Board Report
12. Public Safety – Councilwoman Noonan
  - A. Community Watch
13. Parks & Recreation – Councilman Weaver
  - A. Parks and Rec Report
  - B. Organic Garden Report
14. CAC – Councilwoman Benton
  - A. CAC Report
15. Mayor’s Report
16. Adjournment