



**Notice of Public Hearing:
Ashe County Commissioners**

A Public Hearing for the Ashe County Commissioners pertaining to the expenditure of local funds for economic development purposes, pursuant to NCGS 158-7.1, is scheduled for January 5th at 9:05AM at the Ashe County Courthouse, 150 Government Circle Jefferson NC 28640.

Please contact Nick Farmerie, Community Development Director/ Assistant County Manager with any questions at 150 Government Circle, Suite 2500 Jefferson NC 28640, nick.farmerie@ashecountygov.com, or 336-846-5535.

INDUSTRIAL PARK PHASE #3
PROJECT ORDINANCE AMENDMENT
ASHE COUNTY, NORTH CAROLINA

BE IT ORDAINED by the Board of Commissioners of Ashe County, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted:

Section 1. The project authorized consists of disbursing eligible expenditures and reimbursements of reimbursable Golden LEAF Grant funds and BREMCO REDLG funds distributed to Ashe County for the project.

Section 2. The officers of this unit are hereby directed to proceed with the project within the terms of the documents and the budget contained herein.

Section 3. The following available revenues are appropriated for the project:

Golden LEAF Funds	\$ 2,500,000
Economic Development Reserve Fund Appropriation	\$ 233,716.11
BREMCO REDLG Funds	\$ 870,029
General Fund Balance Appropriations	<u>\$ 525,172.89</u>
 TOTAL REVENUES	 <u><u>\$ 4,128,918</u></u>

Section 4. The following amounts are available for expenditures for the project:

Total Project Cost	<u>\$ 4,128,918</u>
 TOTAL EXPENDITURES	 <u><u>\$ 4,128,918</u></u>

Section 5. The Finance Officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agencies, any grant agreements, and federal regulations.

Section 6. Funds may be advanced from the General Fund or the Economic Development Reserve Fund for the purpose of making payments that shall be reimbursed from the Project Fund. Any unexpended funds appropriated or funds for ineligible expenditures shall be reimbursed to the granting agencies as provided by applicable law or regulation.

Section 7. Within five days after adoption, copies of this Project Ordinance shall be made available to the Budget Officer and the Finance Officer for direction in carrying out this project. A copy of this ordinance shall be filed in the office of the Clerk to the Board

DULY ADOPTED by the Ashe County Board of Commissioners this 5th day of January, 2026.

Todd McNeill, Chairman
Ashe County Board of Commissioners

Attest:

Missy Seivers, Clerk to the Board

(SEAL)

November 13, 2025

Adam Stumb, County Manager
Ashe County
150 Government Circle, Suite 2500
Jefferson, NC 28640

RE: Bid Evaluation and Recommendation of Award
Ashe County Shell Building
WR Project No. 24-0165

Dear Mr. Stumb:

On Wednesday, November 5, at 3:00 pm, bids were received for the referenced project. The intent of this letter is to present our evaluation of the bids and make a recommendation for award.

EVALUATION OF BIDS

One (1) bid package was received. The bid was hand delivered to the Office of the Engineer immediately before the scheduled bid opening. Bids received were as follows:

Bidder	Base Bid	Alternate Bid
James R. Vannoy & Sons Construction Co., Inc.	\$3,963,418	

James R. Vannoy & Sons Construction Co., Inc. of Jefferson, NC was the low bidder with a bid of \$3,963,418 for the Base Bid.

Individual unit price bid amounts are provided in the attached Certified Bid Tabulation. A review of the bid submittal package for James R. Vannoy & Sons Construction Co., Inc. revealed that the bid was complete, and the required supporting documentation was provided.

RECOMMENDATION

Based on our review of the bids, WithersRavenel recommends that the Ashe County tentatively award the contract to James R. Vannoy & Sons Construction Co., Inc. in the amount of \$3,963,418 contingent upon the Golden LEAF foundation approval of the bid package.

If you have any questions or need additional information, please call 919.238.0432 and I will be glad to assist you.

Sincerely,

WithersRavenel

A handwritten signature in black ink, appearing to read "Kyle Freehart". The signature is stylized with a large "K" and a prominent "F".

Kyle Freehart, P.E.

Director of Mixed Use, Raleigh Office

Attachments: Certified Bid Tabulation

Project Bid Tabulation Ashe County Shell Building Ashe County Economic Development WithersRavenel Project No. 24-0165				November 13, 2025		James R. Vannoy & Sons Construction Co., Inc.	
Item No.	Item Description	Unit	Est. Quan.	Unit Price	Extended Total Price		
Ashe County Shell Building							
1	Mobilization & General Conditions	LS	1	\$ 188,800.00	\$ 188,800.00		
2	Construction Surveying / Staking	LS	1	\$ 48,250.00	\$ 48,250.00		
3	Clearing & Grubbing	AC	7	\$ 5,500.00	\$ 38,500.00		
4	Construction Entrance	EA	1	\$ 16,250.00	\$ 16,250.00		
5	Concrete Washout Area	EA	1	\$ 5,400.00	\$ 5,400.00		
6	Silt Fence Outlets	EA	8	\$ 600.00	\$ 4,800.00		
7	Temporary Division Ditches	LF	1,550	\$ 4.50	\$ 6,975.00		
8	Rock Check Dams	LF	9	\$ 640.00	\$ 5,760.00		
9	Drop Curb Inlet Protection	EA	5	\$ 400.00	\$ 2,000.00		
10	Sack Curb Inlet Protection	EA	2	\$ 600.00	\$ 1,200.00		
11	Temporary Seeding and Mulching	AC	7	\$ 2,500.00	\$ 17,500.00		
12	Permanent Seeding and Mulching	AC	6	\$ 4,400.00	\$ 26,400.00		
13	SCM Conversions	EA	1	\$ 21,500.00	\$ 21,500.00		
14	Sediment Pond (80'X150')	EA	1	\$ 15,000.00	\$ 15,000.00		
15	Tree Protection/Silt Fence Combination Fencing	LF	3,150	\$ 7.25	\$ 22,837.50		
16	Unclassified Excavation	CY	4,200	\$ 17.00	\$ 71,400.00		
17	Embankment-in-Place	CY	3,800	\$ 17.00	\$ 64,600.00		
18	Undercut Excavation	CY	630	\$ 28.00	\$ 17,640.00		
19	Strip and Stockpile Topsoil	CY	778	\$ 41.00	\$ 31,898.00		
20	Backfill Curb & Gutter	LF	550	\$ 6.00	\$ 3,300.00		
21	Fine Grading	SY	17,908	\$ 4.00	\$ 71,632.00		
22	15" Reinforced Concrete Pipe, Class III	LF	415	\$ 95.00	\$ 39,425.00		
23	18" Reinforced Concrete Pipe, Class III	LF	190	\$ 120.00	\$ 22,800.00		
24	24" Reinforced Concrete Pipe, Class III	LF	600	\$ 147.00	\$ 88,200.00		
25	24" Reinforced Concrete Pipe, Class III, Ring Gasketed	LF	60	\$ 207.00	\$ 12,420.00		
26	24" Pipe End Section	EA	2	\$ 4,400.00	\$ 8,800.00		
27	Junction Box	EA	5	\$ 7,500.00	\$ 37,500.00		
28	Catch Basin	EA	2	\$ 4,800.00	\$ 9,600.00		
29	Drop Inlet (0-6' Deep)	EA	5	\$ 4,900.00	\$ 24,500.00		
30	4'x4' Precast Riser Structure	EA	1	\$ 13,250.00	\$ 13,250.00		

Project Bid Tabulation				November 13, 2025	
Ashe County Shell Building				James R. Vannoy & Sons	
Ashe County Economic Development				Construction Co., Inc.	
WithersRavenel Project No. 24-0165					
Item No.	Item Description	Unit	Est. Quan.	Unit Price	Extended Total Price
Ashe County Shell Building					
31	4'x4' Trash Rack	EA	1	\$ 4,100.00	\$ 4,100.00
32	Riprap Reinforcement Armoring (Emergency Spillway)	EA	1	\$ 7,200.00	\$ 7,200.00
33	Class "B" Rip-rap w/ Filter fabric (Emergency Spillway)	TN	20	\$ 157.00	\$ 3,140.00
34	Class "B" Rip-rap w/ Filter fabric (forebay filter drain)	TN	40	\$ 107.00	\$ 4,280.00
35	Class "B" Rip-rap (Outlet Channel)	TN	85	\$ 127.00	\$ 10,795.00
36	6" RJDIP	LF	850	\$ 90.00	\$ 76,500.00
37	2" PVC	LF	650	\$ 37.00	\$ 24,050.00
38	Fire Hydrant and Valve Assembly	EA	1	\$ 11,250.00	\$ 11,250.00
39	6" Blow-Off Assembly	EA	1	\$ 6,100.00	\$ 6,100.00
40	8"x6" Tapping Sleeve & valve	EA	1	\$ 7,000.00	\$ 7,000.00
41	6" RPDA Backflow preventer	EA	1	\$ 32,500.00	\$ 32,500.00
42	2" RPZ Backflow preventer	EA	1	\$ 7,600.00	\$ 7,600.00
43	2" Water Meter	EA	1	\$ 7,600.00	\$ 7,600.00
44	6" PVC - C900	LF	706	\$ 67.00	\$ 47,302.00
45	Tie-into Existing Manhole	EA	1	\$ 2,400.00	\$ 2,400.00
46	6" PVC Cleanout	EA	8	\$ 925.00	\$ 7,400.00
47	8" ABC	SY	5,251	\$ 25.00	\$ 131,275.00
48	1.50" S 9.5B	SY	4,867	\$ 18.00	\$ 87,606.00
49	1.50" S 9.5B Final Overlay	SY	4,867	\$ 21.50	\$ 104,640.50
50	6" ABC	SY	1,450	\$ 20.00	\$ 29,000.00
51	2" S 9.5B Final Overlay	SY	1,450	\$ 26.75	\$ 38,787.50
52	24" Concrete Curb & Gutter	LF	550	\$ 45.00	\$ 24,750.00
53	Concrete Sidewalk (4" Thick - 4000 PSI)	SF	1,450	\$ 12.75	\$ 18,487.50
54	Thermoplastic Paving Marking Lines (4", 90 Mils)	LF	775	\$ 7.00	\$ 5,425.00
55	Signage	EA	4	\$ 425.00	\$ 1,700.00
56	HC Accessible Ramps w/Truncated Dome	EA	1	\$ 3,475.00	\$ 3,475.00
57	Concrete pad (8" Thick - 4500 PSI)	SF	440	\$ 34.00	\$ 14,960.00
58	Canopy tree plantings	EA	60	\$ 435.00	\$ 26,100.00
59	Understory tree plantings	EA	51	\$ 319.00	\$ 16,269.00
60	Shrub plantings	EA	225	\$ 99.00	\$ 22,275.00

Project Bid Tabulation Ashe County Shell Building Ashe County Economic Development WithersRavenel Project No. 24-0165				November 13, 2025		James R. Vannoy & Sons Construction Co., Inc.	
Item No.	Item Description	Unit	Est. Quan.	Unit Price	Extended Total Price		
Ashe County Shell Building							
61	8' Tall wooden privacy dumpster enclosure & gate	LF	90	\$ 120.00	\$ 10,800.00		
62	2" Conduit allowance for site lighting	ALLOW	1	\$ 4,000.00	\$ 4,000.00		
63	Metal Building (Design/Build)	LS	1	\$ 2,226,513.00	\$ 2,226,513.00		
TOTAL CONSTRUCTION BID COST				\$3,963,418.00			
	Total Construction Base Bid			\$3,963,418.00			

By: **Freehart, Kyle**
Project Manager, PE

Digitally signed by Freehart, Kyle
DN: E=kfreehart@withersravenel.com,
CN="Freehart, Kyle", OU=Raleigh,
OU=WRUsers, DC=winternal01,
DC=com
Date: 2025.11.13 13:21:05-05'00'

Date: November 13, 2025