

QGRA BOD Meeting January 15, 2020

RE: Special Assessment

On Site: Gary Ange and Susan Griffin

On the Phone: Gary Greene, Ron Brown, Kim Quinn, Sallie Dickinson, Jim Hepner and Kristine Perry

Absent: Victor Santoro

This meeting was called to order by Kim Quinn. The sole item on the agenda was to discuss and select a contractor for the bulkhead/boat ramp and boat docks project. Gary Ange reviewed the 4 contractor's bids with the board. Gary Ange, Gary Greene, Susan Griffin and Kim Quinn met with all 4 contractors at Queens Grant on January 7th 2020. At the site meeting each contractor answered any questions that were submitted by board members via email. In addition, they explained what the bids included, brought pictures of previous projects and offered letters of recommendation from previous clients.

Gary Ange felt strongly that two contractors stood out from the 4 interviewed. These contractors were B&J Construction out of Bolivia, NC and T&J Marine Construction from Belhaven, NC.

B&J bid was \$751,000 for the bulkhead and \$145,000 for fixed boat docks. They said there would be no additional charge to change to floating docks. B&J did not include any allotment for sodding/seeding and sprinkler replacement, which was in the RFP. One concern Gary Greene had was the material that would be used for the floating docks if there is no price increase. Depending on the type of material B&J uses, it could shorten the life of these docks and therefore would be costlier over time.

The other contractor of choice is T&J Marine Construction. Their bid was \$847,000 for the bulkhead and \$136,000 for fixed boat docks. This puts the project over the projected budget; however, the contractor has provided some cost saving suggestions that would bring his bid down by +/- \$60,000. T&J also had \$15,000 included in the bid for replacing grass and sprinkler heads. (Replacing sprinkler heads and laying sod is accounted for in our budget as a separate line item. We have budgeted \$46,000 to complete the task.) Gary Greene has personally worked with T&J Marine Contractors and did speak to their quality of work. In addition, this contractor has completed like projects for City, State and Federal Governments. In addition, T&J owns all of the equipment needed for this job and the owner will be on site for this project.

Both contractors agreed to work on the boat ramp and bulkhead simultaneously to shorten down time. They both agreed to a 90-day timeline to complete bulkhead and boat ramp (weather permitting or other unforeseen issues). The boat docks will be installed once the bulkhead and ramp are completed. Once the parameters of the boat docks are identified, docks will be built simultaneously.

After much discussion Ron Brown put a motion forward to select T&J Marine Construction, Jim Hepner seconded the motion and all voted in favor of the motion.

Meeting was adjourned on a motion by Kim Quinn. Ron Brown seconded the motion and all voted in favor of adjournment.