

## Memo

Date: April 26, 2013

To: Jon Creighton, Planning Director/Assistant County Manager, Buncombe County

From: John Legerton, AIA, LEED AP BD+C, Legerton Architecture, P.A.  
James R. Stumbo, AIA, LEED AP BD+C, Stewart Cooper Newell Architects

Subject: **Buncombe County Public Safety Training Center Classroom Building – Bid Tabulation & Proposed Contract Amount with Hickory Construction Company**

The proposed contract amount recommended for the construction of the new Classroom Building at the Buncombe County Public Safety Training Center is \$5,701,715. This contract will be with the low bidder for this project, Hickory Construction Company (HCC). This proposed contract amount was calculated by taking the original Base Bid amount from HCC of \$5,648,000 (see attached Bid Tabulation Form dated 04/16/13) and applying the following adjustments to that amount (see attached Proposed Contract Amount for the Construction of the BCPSTC Classroom Building for details of these calculated adjustments):

- (1) Accepting Alternate No. A-1 for a deduction or credit of -\$8000.00.
- (2) Accepting Alternate No. A-2 for an addition of \$0.00.
- (3) Accepting Alternate No. A-3 for an addition of \$15,000.00.
- (4) As requested by Buncombe County, allow HCC an adjustment of an addition of \$46,715.00 to their original Base Bid amount and a deduction of -\$57,000 to their original bid amount for Alternate No. A-2, for substituting an alternate HVAC subcontractor for this project (Nor-Well Company) from their originally selected HVAC subcontractor (Pyatt Heating & Air Conditioning, Inc.). Please refer to the attached letters from James R. Stumbo to Hickory Construction Company dated 4/24/2013 and a reply letter from Aaron Beam of HCC to James R. Stumbo dated today, 4/26/2013.

Please let us know if you have any questions or comments concerning this memo and attachments. We look forward to seeing the construction start soon for this important facility for the citizens of Buncombe County.

# Bid Tabulation Form: Buncombe County Public Safety Training Center Classroom Building



OWNER: **Buncombe County, North Carolina**  
 BID DATE: **Tuesday, April 16, 2013**  
 BID OPENING: **2:00 PM Local Time**

#	BIDDERS	LICENSE #	BASE BID (Including Allowances)	Alternate No. A-1 (Bldg Exter. Finishes)	Alternate No. A-2 ("Metasys" System)	Alternate No. A-3 (Simplex Fire Alarm)	Alternate No. A-4 (Alternate Ceilings)	Alternate No. A-5 (Alternate for VCT)	Alternate No. A-6 (Asphalt @ track)	Unit Price #1 (Soils Removal)	Unit Price #2 (Soils Replacement)	Unit Price #3 (Site Rock Excavation)	Unit Price #4 (Bldg Rock Excavation)	Unit Price #5 (Pit Rock Excavation)	Unit Price #6 (Trench Excavation)
1	Brantley Construction	63208	\$5,900,000	(\$12,000)	\$55,000	\$16,000	\$72,000	(\$41,000)	\$30,000	\$24.00	\$24.00	\$100.00	\$100.00	\$110.00	\$110.00
2	D. Michael Ward, Inc.	15927	\$5,792,000	\$13,000	\$54,000	\$15,000	\$67,000	(\$19,000)	\$30,000	\$15.00	\$15.00	\$75.00	\$75.00	\$175.00	\$195.00
3	Hickory Construction	1145	\$5,648,000	(\$8,000)	\$57,000	\$15,000	\$63,700	(\$17,900)	\$28,500	\$10.00	\$15.00	\$60.00	\$75.00	\$150.00	\$150.00
4	Monteith Construction	43319	\$5,826,000	\$29,500	\$56,000	\$15,000	\$148,000	(\$10,000)	\$35,000	\$10.00	\$15.00	\$60.00	\$160.00	\$250.00	\$250.00
5	Sexton Construction	27362	\$6,039,700	\$25,144	\$53,000	\$14,700	\$153,000	(\$6,000)	\$33,500	\$7.70	\$13.20	\$50.00	\$152.00	\$150.00	\$240.00
6	State Building Group	30655	\$6,145,000	\$10,500	\$55,600	\$15,000	\$46,500	(\$10,000)	\$28,700	\$13.50	\$13.50	\$55.00	\$55.00	\$85.00	\$85.00

These bids were received on April 16, 2013 and read aloud publicly.  
 Certified by:



4/16/2013



John Legerton, AIA, LEED AP BD+C  
 Date: April 16, 2013

Legerton Architecture, P.A. + Stewart-Cooper-Newell Architects



## Proposed Contract Amount for the Construction of the Buncombe County Public Safety Training Center - Classroom Building

Date: April 26, 2013

### Calculation of Proposed Total Contract Amount:

#	Description	Base Bid (Including Allowances)	Accepted Alternate No. A-1 (Bldg Exter. Finishes)	Accepted Alternate No. A-2 ("Metasys" System)	Accepted Alternate No. A-3 (Simplex Fire Alarm)	Base Bid + Accepted Alternates
1	Hickory Construction Company (HCC) Original Bid #'s	\$5,648,000.00	(\$8,000.00)	\$57,000.00	\$15,000.00	\$5,712,000.00
2	Proposed Adjustments to HCC's Original Bid *	\$46,715.00		(\$57,000.00)		
3	HCC Revised Bid #'s with alternate HVAC subcontractor	\$5,694,715.00	(\$8,000.00)	\$0.00	\$15,000.00	\$5,701,715.00
4	<b>Proposed Total Contract Amount with HCC</b>					<b>\$5,701,715.00</b>

Note: \* Includes reducing the costs for Alternate #A-2 to \$0.00 and adding additional amounts to the Base Bid, see calculations below

### Calculation of Proposed Revisions to Hickory Construction Company's Original Bid for Alternate HVAC Subcontractor:

#	Description	Base Bid (Including Allowances)	Alternate No. A-2 ("Metasys" System)	HVAC Subcontractor Bond	Total HVAC Bids to HCC	Additional Amounts
1	Pyatt Heating & Air bid to HCC	\$801,327.00	\$54,264.00	\$8,147.00	\$863,738.00	\$0.00
2	Nor-Well Company bid to HCC	\$899,200.00	\$0.00	\$10,790.00	\$909,990.00	\$46,252.00
3	Additional Bond Amount for HCC					\$463.00
4	Proposed Total Addition to HCC's Original Bid					\$46,715.00

4-24-2013

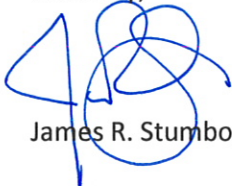
Hickory Construction Company  
1728 9<sup>th</sup> Ave NW  
PO Box 1769  
Hickory, NC 28603

Attn: Mr. Mark Baucom, President  
Re: Buncombe County Training Center Classroom Building

In accordance with AIA Document A-701-1997 – Instruction to Bidders, Article 6, Subsection 6.3.3, Buncombe County wishes to notify Hickory Construction Company that based on past performance on a prior project with the County, the County has a reasonable basis to object to Pyatt Heating & Air Conditioning, Inc. acting as a subcontractor on this project. Pursuant to Subsection 6.3.3 the Bidder has the option (1) to withdraw the bid or (2) submit an acceptable substitute person or entity with an adjustment to the base or alternative bid to cover the difference in cost occasioned by the substitution.

Please notify this office of your intent, in writing as soon as possible.

Sincerely,



James R. Stumbo, AIA, LEED AP BD+C

Cc: Jon Creighton, Asst County Manager  
Michael Frue, County Attorney  
John Legerton, Legerton Architecture, PA



Where Quality and Integrity Still Exist  
Selected Best General Contractor in the Carolinas

April 26, 2013

Mr. James R. Stumbo, AIA  
Stewart Cooper Newell Architects  
719 East Second Avenue  
Gastonia, NC 28054

Re: Buncombe County Public Services Training Facility  
Classroom Building HVAC Subcontractor Substitution

Mr. Stumbo:

In response to your letter dated April 24, 2013 we contacted the second and third place HVAC subcontractors to confirm their scopes of work. This due diligence resulted in the discovery that Nor-Well did not include coordination drawings as required by the contract documents thus creating a virtual tie as the summary below indicates since Shoffner included these drawings:

Company	Base Bid	Alt. #2	CD's	Bond	Total	Difference
Pyatt Heating & Air	\$801,327	\$54,264	\$0	\$8,147	\$863,738	\$0
Nor-Well Company	\$899,200	\$0	\$7,500	\$10,680	\$917,580	\$53,842
Shoffner Kalthoff	\$910,000	\$0	\$0	\$6,825	\$916,825	\$53,087

Handwritten notes in red ink:

- A circle around the 'CD's' column with the text "Not allowed".
- A circle around the 'Total' for Pyatt Heating & Air with the value "\$10,790".
- A circle around the 'Difference' for Nor-Well Company with the value "\$46,252".
- A circle around the 'Total' for Shoffner Kalthoff with the value "\$909,990".

On bid day we confirmed with Pyatt that they had a complete HVAC scope included therefore we had no reason to contact the second bidder (Nor-Well). We had no way of knowing that they did not include the coordination drawings until yesterday's contact. Hickory Construction is comfortable moving forward with either company for the cost difference plus our additional bond fee of approximately 1%.

If you have any questions, please feel free to call.

Sincerely,

HICKORY CONSTRUCTION COMPANY

*Aaron Beam*

Aaron Beam  
Building Division Manager

Handwritten summary in red ink:

Summary:  
 Nor-Well amount = \$46,252  
 + HCC 1% Bond = \$463  
 Total = \$46,715

**Hickory Construction Company**

INDUSTRIAL • COMMERCIAL • RESIDENTIAL • PUBLIC WORKS  
POST OFFICE BOX 1769, HICKORY, NC 28603  
TELEPHONE (828) 322-9234 • FAX (828) 322-5138  
www.hickory-construction.com



*Where Quality and Integrity Still Exist  
Selected Best General Contractor in the Carolinas*

pc: Mark Baucom, HCC President  
Jon Creighton, Assistant County Manager  
Michael Frue, County Attorney  
John Legerton, Legerton Architecture, PA  
Mike Merrell, HCC Project Manager

Attachments

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## **Hickory Construction Company**

INDUSTRIAL • COMMERCIAL • RESIDENTIAL • PUBLIC WORKS

POST OFFICE BOX 1769, HICKORY, NC 28603

TELEPHONE (828) 322-9234 • FAX (828) 322-5138

[www.hickory-construction.com](http://www.hickory-construction.com)

# PYATT HEATING & AIR CONDITIONING, INC.

N.C. 14930 • S.C. - M1165 • Mechanical Contractors • Sales & Service

To: Selected Bidders

Re: Classroom Facility at Public Safety Training Facility

Date: April 16, 2013

Dear Estimator,

We propose to provide labor and material for the HVAC installation on the above referenced job, which bids today, per plans and specs as following:

Base Bid:

For the sum of \$ 801,327.00

Eight Hundred One Thousand Three Hundred Twenty Seven Dollars

- Alt# A-2: Add sum of \$ 54,264.00
- Alt# A-4 Deduct sum of \$ 289.00
- Add for performance bond. Add sum of \$ 8,147.00

809,474

Sincerely,

*William Fensterer*  
William Fensterer  
WRF/plt

Includes Duct Cleaning  
and Coordination Drawings

# NOR-WELL

COMPANY, INC. - MECHANICAL CONTRACTORS

April 16, 2013

To: General Contractors

**REVISED**

Attn. Estimating

Re: Buncombe County Public Training Center Classroom Building

We propose to provide material and labor to install plumbing and mechanical as per drawings and specifications dated 03/08/13 including (6) addendums.

- Furnish plumbing and mechanical as shown and described within plans.
- Furnish all necessary M/P permits. (Plumbing / Mechanical)

Combined Mechanical And Plumbing Total ..... \$1,193,000.00 X

~~Plumbing Total.....\$293,800.00~~ X - Mechanical Total..... \$899,200.00

Alternate A-2 (Johnson Metasys Controls) INCLUDED IN MECHANICAL TOTAL

Alternate A-4 (Decorative Ceilings)..... DEDUCT... \$650.00

**Exclusions / Clarifications:**

- Exclude any accommodations for Davis Bacon or other prevailing wage rate.
- Exclude all site water, gas or storm water / downspout piping.
- Exclude all fire protection, electrical, painting, roofing, landscaping or concrete housekeeping pads.
- Exclude all load side wiring to electrical motors, VFD's or devices.
- Exclude firestopping of ducts or piping thru non-rated partitions.
- Exclude all gas monitoring systems in their entirety.
- Exclude all water meter / tap, sewer tap or gas utility fees.
- Exclude any provisions for temporary heating or cooling.
- Exclude any mass or trench rock excavation or removal.
- Exclude any commissioning.
- Include plumbing sewer, storm and water to a point (5ft) out of building.
- All jobsite debris to GC dumpster
- Add for bond @ 0.012 if necessary. \$10,790

Includes Duct Cleaning

Did Not Include Coordination Drawings - Verbal Add of \$7500

If you should have questions or need any further information, please call. This proposal if accepted is only valid per our own acceptance of project, pending scope of work analysis.

Sincerely,  
Kevin Adkins



Project Manager  
Nor-Well Company, Inc.  
423-543-4373

NC License No.: 05973  
PH-1, 2 & 3; Class I  
Expires 12/31/2013







April 16, 2013

ALL BIDDERS

Buncombe County Public Safety Training Center Classroom Building  
Buncombe County, North Carolina

The following is our pricing and scope of work for the HVAC and PLUMBING phases of work on the referenced project.

All pricing is based on plans and specifications by Stewart, Cooper, Newell Architects and Optima Engineering. Specifically plan Mechanical Drawing Sheets 9.10, 9.11, 9.12, 9.13, 9.20, 9.21, 9.22, 9.30, 9.31, 9.40, 9.50, 9.51, 9.60, 9.61, 9.62, 9.63 and 9.64, date 3/11/13. Plumbing drawing sheets 8.01, 8.02, 8.03, 8.10, 8.11, 8.12, 8.13 and 8.14 dated 3/11/13. Specification Sections; 15000 (excluding fire protection), dated 3/11/13.

We also acknowledge receipt of the following addendum; #1, dated 4/1/13, addendum #2, dated 4/5/13, addendum 3, dated 4/9/13, addendum 4, dated 4/11/13, addendum 5, dated 4/12/13, and addendum 6, dated 4/15/13.

Please review the following pages for our scope of work and pricing clarifications

HVAC / Plumbing Base Bid: (combined)	\$ 1,235,000.00	X
Alternate A-2 (Johnson Controls)	\$ -0-	(Johnson In Base Bid)
Alternate A-4 (Ceiling Change)	\$ -0-	

\$910,000  
HVAC

Add for performance and payment bond fee = .0075% (combined pricing) \$6825

See notes on proposal page #2 regarding hvac duct cleaning and coordination drawings

Includes Duct Cleaning and Coordination Drawings

Submitted By;  
Brian O'Rourke  
Asheville Operations

Currently Doing  
Buncombe County  
Court House

North Carolina License Information  
Shoffner Mechanical Electrical Service, Inc.  
License #: 13709  
Expiration Date: 12/31/13  
Classifications: Plumbing Class 1 / Heating Groups 1, 2 and 3 – Class 1

Uncompromising Quality & Unwavering Commitment