



## Buncombe County Board of Commissioners

### Request for Board Action

Meeting Date: 12/17/2019

#### Consent Agenda

Department: General Services

Presenter(s): Mike Mace

Contact(s): Mike Mace

**Subject:** Hall Fletcher restroom upgrade and roof replacement contract.

#### **Brief Summary:**

In FY19, the Public School Capital Funds Commission approved two projects at Hall Fletcher Elementary school. One project is to renovate the restrooms to bring them up to current Americans with Disabilities Act regulations. The budgeted amount for that renovation was \$427,304. The second project is to replace a large portion of the roof that is past its lifespan and has developed leaks. The budgeted amount for that project was \$428,375. To help keep costs down and to ease the impact of the renovations on the school, it was decided to design and bid these projects together.

In January 2019, a Request for Qualifications was sent out for a design team for the projects. After the Request for Qualifications process, the Board approved a design contract with PFA Architects in March 2019 in the amount of \$57,060. This was broken down to \$28,560 for the restroom renovation and \$28,500 for the roof replacement. That contract along with a \$2,000 allowance for reimbursable expenses (\$1,000 per project) leaves remaining budgets of \$397,744 for the restroom renovation and \$398,875 for the roof replacement. Combined, the remaining budget is \$796,619.

An advertisement for bids was announced on August 8, 2019 and a pre-bid conference was held on August 21, 2019. Four construction companies were on site for the pre-bid conference, Carolina Cornerstone, H&M Constructors, J. Bartholomew Construction and PC Construction. Initial bids for the project were to be received on September 11, 2019, however only two bidders were present, J. Bartholomew Construction and PC Construction. Per general statute, one week was added to the bid time so the new bid date became September 18, 2019. On this date, the same two bidders were present, and bid packages were opened. Upon recommendations and discussions with Asheville City Schools, we are accepting alternate 1 (resinous flooring in the group bathrooms) and alternate 3 (resinous

flooring in the janitors closet), as shown on the attached bid tab. PC Construction was the apparent low bidder with a base bid of \$715,000. Alternate 1 resulted in a deduct of \$4,107 and Alternate 3 resulted in an addition of \$514. This brings the contracted amount to \$711,407. The project is to be completed in 180 consecutive calendar days.

**Recommended Motion & Requested Action:**

Recommend executing the Single Prime construction contract including alternates 1 and 3 with PC Construction.

**County Manager's Comments and Recommendation:**

County Manager recommends as presented.