



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 1/18/2022

New Business

Department: General Services

Presenter(s): Ronnie Lunsford

Contact(s): Ronnie Lunsford

Subject: Construction Manager At Risk (CMAR) construction contract for AB Tech FY21 Capital Plan Maintenance Projects

Brief Summary:

All FY20 maintenance projects at AB Tech have been completed.

In February, a Request for Qualifications for a CMAR for FY21 maintenance projects was advertised; two submissions were received. Vannoy Construction scored the highest of the two firms that submitted qualifications. In May, the Board approved a pre-construction contract with Vannoy to prepare and bid a scope of work that matched the budget for this set of projects. The pre-construction services were performed with Novus Architects.

The County is now ready to begin construction on the FY21 projects. If the contract is approved, material procurement can begin with the expectation that construction will start in the Spring. Below is the list of projects to be completed:

- Bailey Building:
 - HVAC Service Platform Installation
- Dogwood Building:
 - Roof Replacement
 - Window Replacement
 - HVAC Controls Pneumatic to Electronic Switch
 - Welding Exhaust Hood Replacement
 - Boiler Replacement
- Elm Building:
 - Boiler Replacement
- Magnolia Building:
 - Chiller Replacement

Recommended Motion & Requested Action:

Recommend executing the Construction Manager at Risk construction contract with Vannoy Construction.

County Manager's Comments and Recommendation: Recommends approval.

**A-B TECH FY2021
GMP ESTIMATE
ASHEVILLE, NC**

Contact: TJ Hollars
Date: 12/17/2021
Total SF: -

WORK TRADE DESCRIPTION:	TOTAL	
1 GENERAL REQUIREMENTS	\$ 26,687	
2 DEMOLITION	\$ -	
3 CONCRETE	\$ -	
4 PRECAST ALLOWANCE	\$ 5,000	
5 MASONRY	\$ -	
6 STRUCTURAL STEEL	\$ 151,595	
7 ROUGH CARPENTRY	\$ -	
8 FINISH CARPENTRY, MILLWORK, & CASEWORK	\$ 30,152	
9 ROOFING	\$ 1,057,780	
10 SPRAY FIREPROOFING	\$ -	
11 SIDING	\$ -	
12 CAULKING, WATERPROOFING, FIRESTOPPING	\$ -	
13 DOORS, FRAMES, & HARDWARE	\$ -	
14 GLASS & GLAZING SYSTEMS	\$ 138,005	
15 SPECIAL DOORS	\$ -	
16 DRYWALL ASSEMBLIES	\$ -	
17 CEILING TREATMENTS	\$ -	
18 FLOORING & ACCESSORIES	\$ -	
19 PAINTING	\$ 39,295	
20 SPECIALTIES	\$ -	
21 EQUIPMENT & APPLIANCES	\$ -	
22 WINDOW TREATMENTS	\$ -	
23 SPECIAL CONSTRUCTION	\$ -	
24 CONVEYING SYSTEMS	\$ -	
25 FIRE SPRINKLERS	\$ -	
26 PLUMBING SYSTEMS	\$ -	
27 HVAC & MECHANICAL SYSTEMS	\$ 1,042,636	
28 ELECTRICAL SYSTEMS	\$ 129,091	
29 SITE WORK	\$ -	
30 DEEP FOUNDATIONS	\$ -	
31 SITE CONCRETE	\$ -	
32 SITE IMPROVEMENTS	\$ -	
33 FENCING & SECURITY	\$ -	
34 LANDSCAPING ALLOWANCE	\$ -	
35 BUILDING PERMIT FEES	\$ 48,436	
COST OF WORK	\$ 2,668,677	
36 GENERAL CONDITIONS	\$ 213,773	
37 PROJECT INSURANCES (INCL. BR)	\$ 42,301	
38 PERFORMANCE & PAYMENT BOND	\$ 30,676	
39 SUBCONTRACTOR DEFAULT INSURANCE	\$ 33,358	
40 CMAR FEE	\$ 145,841	
41 CONTRACTOR CONTINGENCY	\$ 94,434	
42 OWNER/ DESIGN CONTINGENCY	\$ -	
TOTAL	\$ 3,229,060	

Alternates:

- | | |
|---|----------------------|
| 1 Dogwood: 80 mil TPO ILO 60 mil PVC | Not Accepted |
| 2 Dogwood: Sarnafil GX410 PVC Roof ILO 60 mil TPO | Included in Base Bid |



A-B TECH FY2021
 DD ESTIMATE
 ASHEVILLE, NC

Contact: TJ Hollars
 Date: 12/17/2021
 Total SF: -

WORK TRADE DESCRIPTION:	DD ESTIMATE 08/24/2021	GMP ESTIMATE	Variance
1 GENERAL REQUIREMENTS	\$ 21,495	\$ 26,687	\$ 5,192
2 DEMOLITION	\$ -	\$ -	\$ -
3 CONCRETE	\$ -	\$ -	\$ -
4 PRECAST ALLOWANCE	\$ 3,300	\$ 5,000	\$ 1,700
5 MASONRY	\$ -	\$ -	\$ -
6 STRUCTURAL STEEL	\$ 96,110	\$ 151,595	\$ 55,485
7 ROUGH CARPENTRY	\$ -	\$ -	\$ -
8 FINISH CARPENTRY, MILLWORK, & CASEWORK	\$ -	\$ 30,152	\$ 30,152
9 ROOFING	\$ 761,046	\$ 1,057,780	\$ 296,734
10 SPRAY FIREPROOFING	\$ -	\$ -	\$ -
11 SIDING	\$ -	\$ -	\$ -
12 CAULKING, WATERPROOFING, FIRESTOPPING	\$ -	\$ -	\$ -
13 DOORS, FRAMES, & HARDWARE	\$ -	\$ -	\$ -
14 GLASS & GLAZING SYSTEMS	\$ 161,517	\$ 138,005	\$ (23,512)
15 SPECIAL DOORS	\$ -	\$ -	\$ -
16 DRYWALL ASSEMBLIES	\$ -	\$ -	\$ -
17 CEILING TREATMENTS	\$ -	\$ -	\$ -
18 FLOORING & ACCESSORIES	\$ -	\$ -	\$ -
19 PAINTING	\$ 24,472	\$ 39,295	\$ 14,823
20 SPECIALTIES	\$ -	\$ -	\$ -
21 EQUIPMENT & APPLIANCES	\$ -	\$ -	\$ -
22 WINDOW TREATMENTS	\$ -	\$ -	\$ -
23 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -
24 CONVEYING SYSTEMS	\$ -	\$ -	\$ -
25 FIRE SPRINKLERS	\$ -	\$ -	\$ -
26 PLUMBING SYSTEMS	\$ -	\$ -	\$ -
27 HVAC & MECHANICAL SYSTEMS	\$ 1,088,640	\$ 1,042,636	\$ (46,004)
28 ELECTRICAL SYSTEMS	\$ 65,400	\$ 129,091	\$ 63,691
29 SITE WORK	\$ -	\$ -	\$ -
30 DEEP FOUNDATIONS	\$ -	\$ -	\$ -
31 SITE CONCRETE	\$ -	\$ -	\$ -
32 SITE IMPROVEMENTS	\$ -	\$ -	\$ -
33 FENCING & SECURITY	\$ -	\$ -	\$ -
34 LANDSCAPING ALLOWANCE	\$ -	\$ -	\$ -
35 BUILDING PERMIT FEES	\$ 47,185	\$ 48,436	\$ 1,251
COST OF WORK	\$ 2,269,164	\$ 2,668,677	\$ 399,513
36 GENERAL CONDITIONS	\$ 197,756	\$ 213,773	\$ 16,017
37 PROJECT INSURANCES (INCL. BR)	\$ 41,208	\$ 42,301	\$ 1,093
38 PERFORMANCE & PAYMENT BOND	\$ 29,884	\$ 30,676	\$ 792
39 SUBCONTRACTOR DEFAULT INSURANCE	\$ 27,775	\$ 33,358	\$ 5,584
40 CMAR FEE	\$ 135,458	\$ 145,841	\$ 10,383
41 CONTRACTOR CONTINGENCY	\$ 111,099	\$ 94,434	\$ (16,665)
42 OWNER/ DESIGN CONTINGENCY	\$ 111,099	\$ -	\$ (111,099)
SUBTOTAL	\$ 2,923,442	\$ 3,229,060	
43 MATERIAL ESCALATION CONTINGENCY	\$ 222,198	\$ -	\$ (222,198)
TOTAL	\$ 3,145,640	\$ 3,229,060	\$ 83,419

Alternates:

- 1 Dogwood: 80 mil TPO ILO 60 mil PVC
- 2 Dogwood: Sarnafil GX410 PVC Roof ILO 60 mil TPO

Not Accepted
 Included in Base Bid

**A-B TECH FY2021
GMP ESTIMATE
Estimate Clarifications**

Item	Description
Division 1 - General	
1.1	Pricing based upon drawings and specifications for the 2021 Capital Improvements for Dogwood Building, Bailey Building, Elm Building & Magnolia Building as prepared by NOVUS Architects.
1.2	Construction, materials and special inspection testing to be by Owner
1.3	Third party MEP commissioning is excluded from estimate
1.4	Pricing includes construction contingency
1.5	Owner/ design team contingency is not included.
1.6	Pricing includes building permit fees and inspections
1.7	Pricing excludes all sitework.
1.8	Pricing includes performance and payment bond
1.9	Pricing includes builders risk insurance
1.10	Design fees are not included.
Division 2 - Sitework/Deep Foundations	
	Not Applicable
Division 3 - Concrete	
	Not Applicable
Division 4 - Masonry	
4.1	Repair/replacement of damaged precast stools at the Dogwood Building is included.
Division 5 - Metals	
5.1	Exterior bollards are included.
5.2	New Dogwood Building roof access ladders are included.
5.3	Removal and replacement of existing Dogwood Building metal decking, where indicated, is included.
5.4	New mechanical access platforms for the Bailey Building are included.
Division 6 - Carpentry	
	Not Applicable
Division 7 - Moisture Control	
7.1	Removal of existing Dogwood Building roof membrane and new 60 mil PVC roof per Alternate #2 is included. Existing insulation to remain except as noted on the drawings.
7.2	Removal/replacement of existing roof drains as noted is included.
7.3	New roof overbuilds are included as noted.
7.4	New roof blocking/nailers are included as noted.
Division 8 - Openings	
8.1	Removal and replacement of Dogwood Building storefront windows, doors and louvers are included as not
Division 9 - Finishes	
9.1	Painting of exposed CMU at Dogwood Building covered walks is included per details D4 & F4 on drawing A402.
9.2	Painting of new bollards and new roof access ladders is included.
9.3	No other finishes are included.

Division 10 - Accessories

Not Applicable

Division 11 - Equipment

Not Applicable

Division 12 - Furnishings

Not Applicable

Division 13 - Special Construction

Not Applicable

Division 14 - Conveying Systems

Not Applicable

Division 15 - Mechanical

15.1 Dogwood Building boiler replacement and pneumatic controls replacement is included.

15.2 Elm Building boiler replacement is included.

15.3 Magnolia Building chiller replacement is included.

Division 16 - Electrical

16.1 Dogwood Building boiler replacement and pneumatic controls replacement is included.

16.2 Elm Building boiler replacement is included.

16.3 Magnolia Building chiller replacement is included.



A-B TECH FY2021
 GMP ESTIMATE
 ASHEVILLE, NC

12/17/2021

GMP Presentation - Local and MWSBE Participation

WORK TRADE	SUBCONTRACTOR	MWSBE Participation
1 SITE DEVELOPMENT		
2 DEEP FOUNDATIONS		
3 PRECAST CONCRETE		
4 CONCRETE		
5 MASONRY		
6 STRUCTURAL STEEL		
7 ROUGH CARPENTRY		
8 GENERAL TRADES		
9 HOISTING, CRANE, EQUIPMENT		
10 FINISH CARPENTRY, MILLWORK, & CASEWORK		
11 ROOFING	Benton Roofing	\$ 1,057,780
12 METAL PANELS		
13 SPRAY APPLIED FIREPROOFING - NIC		
14 CAULKING, WATERPROOFING, FIRESTOPPING		
15 DOORS, FRAMES, & HARDWARE		
16 GLASS & GLAZING SYSTEMS		
17 DRYWALL ASSEMBLIES		
18 CEILING TREATMENTS		
19 FLOORING & ACCESSORIES		
20 TILE		
21 PAINTING		
22 SPECIALTIES		
23 SIGNAGE		
24 EQUIPMENT & FURNISHINGS		
25 WINDOW TREATMENTS		
26 CONVEYING SYSTEMS		
27 FIRE SPRINKLERS		
28 PLUMBING SYSTEMS		
29 HVAC & MECHANICAL SYSTEMS		
30 ELECTRICAL SYSTEMS		
31 LANDSCAPING		
32 COST OF WORK		\$ 1,057,780

TOTAL - \$ 1,057,780

TOTAL - % (PGMP) 33%



A-B Tech FY21

Capital Improvements to Multiple Buildings

Guaranteed Maximum Price



Bid Date: November 16, 2021	Bid Phase: GMP				
Bid Time: 3:00 PM	Bid Package No.: BP 500				
	Bid Package Description: Turnkey Steel			Certification By:	

Bids Received:	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
Bidder Name:	Engineered Steel Products	Henard Metal Fabricators, Inc.			
Amount:	\$ 174,652.00	\$ 144,220.00			

Scope of Work					
Misc. undocumented steel supports	\$ 5,500.00	\$ 5,500.00			
Bid Proposal (Subtotal)	\$ 180,152.00	\$ 149,720.00	\$ -	\$ -	\$ -

Clarifications					
Addendum (Received/Reviewed)	1-3	1-3			
State Sales Tax (Materials)					
Subcontractor P&P Bond	\$ 3,500.00	\$ 1,874.60	\$ -	\$ -	\$ -
Trade Permits					
MWSBE Participation	None	None			
MWSBE 1st Tier					
MWSBE Other					
MWSBE Category					
TOTAL BID	\$ 183,652.00	\$ 151,594.60	\$ -	\$ -	\$ -

Alternates					
Alt # PPB-01: Provide Cost of Payment & Performance Bond- Lump Sum	\$ 3,500.00	\$ 1,874.60			
Alt # 1: Provide 80 mil TPO ILO 60 mil TPO	N/A	N/A			
Alt # 2: Provide 60 mil fully adhered single ply (PVC) roof membrane over Mech. fastened 1/2" Densdeck cover board, over existing polyiso insulation, over metal deck(Sarnafil G410-BoD) ILO 60 mil TPO	N/A	N/A			

Unit Prices					
Unit Price #1: Super/Foreman hourly rate-per MH	\$ 70.00	\$ 95.00			
Unit Price #2: Tradesman hourly rate-per MH	\$ 65.00	\$ 85.00			
Unit Price #3: Laborer hourly rate-per MH	\$ 60.00	\$ 65.00			
Unit Price #CC01: Composite cleanup crew hourly rate-per MH	\$ 60.00	\$ 37.50			
Unit Price #PPB 01: Payment and Performance Bond rate-per \$1,000	\$ 20.05	\$ 13.00			
Unit Price #1: Provide & install new roof curbs (Dogwood Building only)-per Each	N/A	N/A			

Allowances					
Allowance #CC01: Allocate 5% of subcontractor's total labor budget for a composite clean-up crew-# of MH	2	16			
Allowance #1: Provide an Allowance amount for the removal, disposal & replacment of 7,700 sf of wet and/or damaged existing roof insulation with new 1" rigid polyisocyanurate insulation board - \$ per SF.	N/A	N/A			
Allowance #2: Provide an Allowance amount for the removal, disposal & replacment of 200 BF of existing deteriorated wood nailers, curbs & miscellaneous blocking. - \$ per BF.	N/A	N/A			
Allowance #3: Provide an Allowance amount for the removal, disposal & replacment of 100 SF of existing metal roof deck with new metal roof deck. - \$ per SF.	N/A	\$ 121.00			



A-B Tech FY21

Capital Improvements to Multiple Buildings

Guaranteed Maximum Price



Bid Date: November 16, 2021	Bid Phase: GMP			
Bid Time: 3:00 PM	Bid Package No.: BP 0750			
	Bid Package Description: Turnkey Roofing	Certification By:		

Bids Received:	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
Bidder Name:	Baker Roofing Company	Benton Roofing	City Scope Roofing, Inc.		
Amount:	\$ 999,085.00	\$ 966,964.00	\$ 989,940.00		

Scope of Work					
Misc. Flashings	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00		
Bid Proposal (Subtotal)	\$ 1,007,585.00	\$ 975,464.00	\$ 998,440.00	\$ -	\$ -

Clarifications					
Addendum (Received/Reviewed)	1-3	1-3	1-3		
State Sales Tax (Materials)					
Subcontractor P&P Bond	\$ 11,990.00	\$ 20,628.00	\$ 9,900.00	\$ -	\$ -
Trade Permits					
MWSBE Participation	None	Access Services	None		
MWSBE 1st Tier		SDVOSB			
MWSBE Other		\$ 96,656.00			
MWSBE Category		B			
TOTAL BID	\$ 1,019,575.00	\$ 996,092.00	\$ 1,008,340.00	\$ -	\$ -

Alternates					
Alt # PPB-01: Provide Cost of Payment & Performance Bond- Lump Sum	\$ 11,990.00	\$ 20,628.00	\$ 9,900.00		
Alt # 1: Provide 80 mil TPO ILO 60 mil TPO	\$ 71,165.00	\$ 61,688.00	\$ 62,310.00		
Alt # 2: Provide 60 mil fully adhered single ply (PVC) roof membrane over Mech. fastened 1/2" Densdeck cover board, over existing polyiso insulation, over metal deck(Sarnafil G410-BoD) ILO 60 mil TPO	\$ 64,925.00	\$ 61,688.00	\$ 106,450.00		

Unit Prices					
Unit Price #1: Super/Foreman hourly rate-per MH	\$ 88.70		\$ 50.00		
Unit Price #2: Tradesman hourly rate-per MH	\$ 55.38		\$ 42.00		
Unit Price #3: Laborer hourly rate-per MH	\$ 48.44		\$ 30.00		
Unit Price #CC01: Composite cleanup crew hourly rate-per MH	\$ 48.44	\$ 5,400.00	\$ 35.00		
Unit Price #PPB 01: Payment and Performance Bond rate-per \$1,000	\$ 12.00	\$ 1.80	\$ 10.00		
Unit Price #1: Provide & install new roof curbs (Dogwood Building only)-per Each	N/A	\$ 2,500.00	\$ 1,050.00		

Allowances					
Allowance #CC01: Allocate 5% of subcontractor's total labor budget for a composite clean-up crew-# of MH	320	120	240		
Allowance #1: Provide an Allowance amount for the removal, disposal & replacment of 7,700 sf of wet and/or damaged existing roof insulation with new 1" rigid polyisocyanurate insulation board - \$ per SF.	\$ 2.85	\$ 0.50	\$ 2.30		
Allowance #2: Provide an Allowance amount for the removal, disposal & replacment of 200 BF of existing deteriorated wood nailers, curbs & miscellaneous blocking. - \$ per BF.	\$ 6.65	\$ 4.50	\$ 4.50		
Allowance #3: Provide an Allowance amount for the removal, disposal & replacment of 100 SF of existing metal roof deck with new metal roof deck. - \$ per SF.	\$ 28.00	\$ 5.50	\$ 11.50		



A-B Tech FY21

Capital Improvements to Multiple Buildings

Guaranteed Maximum Price



Bid Date: November 16, 2021	Bid Phase: GMP
Bid Time: 3:00 PM	Bid Package No.: BP 840
	Bid Package Description: Aluminum Framed Openings, G Certification By:

Bids Received:	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
Bidder Name:	Blue Ridge Glass Inc.	Miller Glass of NC, Inc.			
Amount:	\$ 162,950.00	\$ 131,532.00			

Scope of Work					
Misc. Flashings	\$ 3,500.00	\$ 3,500.00			
Bid Proposal (Subtotal)	\$ 166,450.00	\$ 135,032.00	\$ -	\$ -	\$ -

Clarifications					
Addendum (Received/Reviewed)	1 - 3	1 - 3			
State Sales Tax (Materials)					
Subcontractor P&P Bond	\$ 3,178.00	\$ 2,973.00	\$ -	\$ -	\$ -
Trade Permits					
MWSBE Participation	Kiser Glass Works, Inc.	None			
MWSBE 1st Tier					
MWSBE Other	\$ 40,000.00				
MWSBE Category	F				
TOTAL BID	\$ 169,628.00	\$ 138,005.00	\$ -	\$ -	\$ -

Alternates					
Alt # PPB-01: Provide Cost of Payment & Performance Bond- Lump Sum	\$ 3,178.00	\$ 2,973.00			
Alt # 1: Provide 80 mil TPO ILO 60 mil TPO	N/A	N/A			
Alt # 2: Provide 60 mil fully adhered single ply (PVC) roof membrane over Mech. fastened 1/2" Densdeck cover board, over existing polyiso insulation, over metal deck(Sarnafil G410-BoD) ILO 60 mil TPO	N/A	N/A			

Unit Prices					
Unit Price #1: Super/Foreman hourly rate-per MH	\$ 75.00	\$ 65.00			
Unit Price #2: Tradesman hourly rate-per MH	\$ 65.00	\$ 50.00			
Unit Price #3: Laborer hourly rate-per MH	\$ 55.00	\$ 36.00			
Unit Price #CC01: Composite cleanup crew hourly rate-per MH	\$ 25.00	\$ 36.00			
Unit Price #PPB 01: Payment and Performance Bond rate-per \$1,000	\$ 19.50	\$ 25.00			
Unit Price #1: Provide & install new roof curbs (Dogwood Building only)-per Each	N/A	N/A			

Allowances					
Allowance #CC01: Allocate 5% of subcontractor's total labor budget for a composite clean-up crew-# of MH	55	28			
Allowance #1: Provide an Allowance amount for the removal, disposal & replacment of 7,700 sf of wet and/or damaged existing roof insulation with new 1" rigid polyisocyanurate insulation board - \$ per SF.	N/A	N/A			
Allowance #2: Provide an Allowance amount for the removal, disposal & replacment of 200 BF of existing deteriorated wood nailers, curbs & miscellaneous blocking. - \$ per BF.	N/A	N/A			
Allowance #3: Provide an Allowance amount for the removal, disposal & replacment of 100 SF of existing metal roof deck with new metal roof deck. - \$ per SF.	N/A	N/A			



A-B Tech FY21

Capital Improvements to Multiple Buildings

Guaranteed Maximum Price



Bid Date: November 16, 2021	Bid Phase: GMP
Bid Time: 3:00 PM	Bid Package No.: BP 990
	Bid Package Description: Painting
	Certification By:

Bids Received:	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
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Bidder Name:	Robinson & Co. Painting, Inc.	WITHDRAWN	Southern Painting & Maintenance Specialists, Inc.		
Amount:	\$ 36,995.00	\$ 24,035.00			

Scope of Work					
Misc. Patch & Point-up	\$ 2,300.00	\$ 2,300.00			
Bid Proposal (Subtotal)	\$ 39,295.00	\$ 26,335.00	\$ -	\$ -	\$ -

Clarifications					
Addendum (Received/Reviewed)	1 - 3	1 - 3			
State Sales Tax (Materials)					
Subcontractor P&P Bond	\$ 925.00	\$ 360.00	\$ -	\$ -	\$ -
Trade Permits					
MWSBE Participation	None	None			
MWSBE 1st Tier					
MWSBE Other					
MWSBE Category					
TOTAL BID	\$ 40,220.00	\$ -	\$ -	\$ -	\$ -

Alternates					
Alt # PPB-01: Provide Cost of Payment & Performance Bond- Lump Sum	\$ 925.00	\$ 360.00			
Alt # 1: Provide 80 mil TPO ILO 60 mil TPO	N/A	N/A			
Alt # 2: Provide 60 mil fully adhered single ply (PVC) roof membrane over Mech. fastened 1/2" Densdeck cover board, over existing polyiso insulation, over metal deck(Sarnafil G410-BoD) ILO 60 mil TPO	N/A	N/A			

Unit Prices					
Unit Price #1: Super/Foreman hourly rate-per MH	\$ 55.00	\$ 50.00			
Unit Price #2: Tradesman hourly rate-per MH	\$ 50.00	\$ 45.00			
Unit Price #3: Laborer hourly rate-per MH	\$ 45.00	\$ 40.00			
Unit Price #CC01: Composite cleanup crew hourly rate-per MH	\$ 40.00	\$ 25.00			
Unit Price #PPB 01: Payment and Performance Bond rate-per \$1,000	\$ 25.00	N/A			
Unit Price #1: Provide & install new roof curbs (Dogwood Building only)-per Each	N/A	N/A			

Allowances					
Allowance #CC01: Allocate 5% of subcontractor's total labor budget for a composite clean-up crew-# of MH	30	25			
Allowance #1: Provide an Allowance amount for the removal, disposal & replacment of 7,700 sf of wet and/or damaged existing roof insulation with new 1" rigid polyisocyanurate insulation board - \$ per SF.	N/A	N/A			
Allowance #2: Provide an Allowance amount for the removal, disposal & replacment of 200 BF of existing deteriorated wood nailers, curbs & miscellaneous blocking. - \$ per BF.	N/A	N/A			
Allowance #3: Provide an Allowance amount for the removal, disposal & replacment of 100 SF of existing metal roof deck with new metal roof deck. - \$ per SF.	N/A	N/A			
Allowance #4: Provide a hourly unit rate to be applied to a 120 man hour Allowance inclusive of all consumables such as primers, paint, tape, etc.. - \$ per MH.	\$ 60.00	\$ 50.00			



A-B Tech FY21

Capital Improvements to Multiple Buildings

Guaranteed Maximum Price



Bid Date: November 16, 2021	Bid Phase: GMP				
Bid Time: 3:00 PM	Bid Package No.: BP1550				
	Bid Package Description: HVAC & Controls	Certification By:			

Bids Received:	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
Bidder Name:	Haynes Heating & Cooling	HVAC, Inc.	MSS	SK MES, Inc.	
Amount:	\$ 1,254,700.00	\$ 1,086,865.00	\$ 1,026,920.00	\$ 1,075,000.00	

Scope of Work					
Curb Relocations/Misc. Field Coordination	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
Bid Proposal (Subtotal)	\$ 1,262,200.00	\$ 1,094,365.00	\$ 1,034,420.00	\$ 1,082,500.00	\$ -

Clarifications					
Addendum (Received/Reviewed)	1-3	1-3	1-3	1-3	
State Sales Tax (Materials)					
Subcontractor P&P Bond	\$ 7,407.00	\$ 9,235.00	\$ 8,216.00	\$ 5,913.00	
Trade Permits					
MWSBE Participation	None	\$ 53,746.00	None	\$ 7,877.00	
MWSBE 1st Tier					
MWSBE Other		Kirby-Cundiff Insulation		Palmetto Air & Balance	
MWSBE Category		F		F	
TOTAL BID	\$ 1,269,607.00	\$ 1,103,600.00	\$ 1,042,636.00	\$ 1,088,413.00	\$ -

Alternates					
Alt # PPB-01: Provide Cost of Payment & Performance Bond- Lump Sum	\$ 7,407.00	\$ 9,235.00	\$ 8,216.00	\$ 5,913.00	
Alt # 1: Provide 80 mil TPO ILO 60 mil TPO	N/A	N/A	N/A	N/A	
Alt # 2: Provide 60 mil fully adhered single ply (PVC) roof membrane over Mech. fastened 1/2" Densdeck cover board, over existing polyiso insulation, over metal deck(Sarnafil G410-BoD) ILO 60 mil TPO	N/A	N/A	N/A	N/A	

Unit Prices					
Unit Price #1: Super/Foreman hourly rate-per MH	\$ 58.00	\$ 75.00	\$ 86.50	\$ 45.00	
Unit Price #2: Tradesman hourly rate-per MH	\$ 56.00	\$ 65.00	\$ 76.92	\$ 44.00	
Unit Price #3: Laborer hourly rate-per MH	\$ 54.00	\$ 55.00	\$ 56.92	\$ 35.00	
Unit Price #CC01: Composite cleanup crew hourly rate-per MH	\$ 54.00	\$ 30.00	\$ 29.00	\$ 35.00	
Unit Price #PPB 01: Payment and Performance Bond rate-per \$1,000	\$ 7.92	\$ 8.25	\$ 0.08	\$ 5.50	
Unit Price #1: Provide & install new roof curbs (Dogwood Building only)-per Each	N/A	N/A	N/A	N/A	

Allowances					
Allowance #CC01: Allocate 5% of subcontractor's total labor budget for a composite clean-up crew-# of MH	160	190	160	205	
Allowance #1: Provide an Allowance amount for the removal, disposal & replacment of 7,700 sf of wet and/or damaged existing roof insulation with new 1" rigid polyisocyanurate insulation board - \$ per SF.	N/A	N/A	N/A	N/A	
Allowance #2: Provide an Allowance amount for the removal, disposal & replacment of 200 BF of existing deteriorated wood nailers, curbs & miscellaneous blocking. - \$ per BF.	N/A	N/A	N/A	N/A	
Allowance #3: Provide an Allowance amount for the removal, disposal & replacment of 100 SF of existing metal roof deck with new metal roof deck. - \$ per SF.	N/A	N/A	N/A	N/A	



A-B Tech FY21

Capital Improvements to Multiple Buildings

Guaranteed Maximum Price



Bid Date: November 16, 2021	Bid Phase:	GMP			
Bid Time: 3:00 PM	Bid Package No.:	BP 1600			
	Bid Package Description:	Electrical Systems	Certification By:		

Bids Received:	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
Bidder Name:	Emory Electric, Inc.	Haynes Electric			
Amount:	\$ 127,901.00	\$ 126,100.00			

Scope of Work					
Misc. Repairs/Disconnects	\$ 2,000.00	\$ 2,000.00			
Bid Proposal (Subtotal)	\$ 129,901.00	\$ 128,100.00	\$ -	\$ -	\$ -

Clarifications					
Addendum (Received/Reviewed)	1-3	1-3			
State Sales Tax (Materials)					
Subcontractor P&P Bond	\$ -	\$ 991.00	\$ -	\$ -	\$ -
Trade Permits					
MWSBE Participation	None	None			
MWSBE 1st Tier					
MWSBE Other					
MWSBE Category					
TOTAL BID	\$ 129,901.00	\$ 129,091.00	\$ -	\$ -	\$ -

Alternates					
Alt # PPB-01: Provide Cost of Payment & Performance Bond- Lump Sum	N/A	\$ 991.00			
Alt # 1: Provide 80 mil TPO ILO 60 mil TPO	N/A	N/A			
Alt # 2: Provide 60 mil fully adhered single ply (PVC) roof membrane over Mech. fastened 1/2" Densdeck cover board, over existing polyiso insulation, over metal deck(Sarnafil G410-BoD) ILO 60 mil TPO	N/A	N/A			

Unit Prices					
Unit Price #1: Super/Foreman hourly rate-per MH	\$ 68.00	\$ 80.00			
Unit Price #2: Tradesman hourly rate-per MH	\$ 48.00	\$ 62.00			
Unit Price #3: Laborer hourly rate-per MH	\$ 40.00	\$ 40.00			
Unit Price #CC01: Composite cleanup crew hourly rate-per MH	\$ 30.00	\$ 33.59			
Unit Price #PPB 01: Payment and Performance Bond rate-per \$1,000	\$ 10.00	\$ 0.704			
Unit Price #1: Provide & install new roof curbs (Dogwood Building only)-per Each	N/A	N/A			

Allowances					
Allowance #CC01: Allocate 5% of subcontractor's total labor budget for a composite clean-up crew-# of MH	35	71			
Allowance #1: Provide an Allowance amount for the removal, disposal & replacment of 7,700 sf of wet and/or damaged existing roof insulation with new 1" rigid polyisocyanurate insulation board - \$ per SF.	N/A	N/A			
Allowance #2: Provide an Allowance amount for the removal, disposal & replacment of 200 BF of existing deteriorated wood nailers, curbs & miscellaneous blocking. - \$ per BF.	N/A	N/A			
Allowance #3: Provide an Allowance amount for the removal, disposal & replacment of 100 SF of existing metal roof deck with new metal roof deck. - \$ per SF.	N/A	N/A			