

ADULT BEHAVIORAL HEALTH CRISIS CENTER

SITE WORK

October 17, 2019





Construction Split into Two Bid Packages (Site Work and Building)



Met with Samet and design team in August to further expedite project schedule



Coordinated Bid Scheduling for Aggressive BOC Meeting Scheduling

Site work contract approval request originally scheduled for Nov. 21st BOC meeting



Site work design complete; building design 95% complete



Construction Manager at Risk (Samet) competitively bid site work and received bids on 10/15/19

PROJECT STATUS



SANDHILLS CENTER



TEAGUE
FREYALDENHOVEN
FREYALDENHOVEN
ARCHITECTS & PLANNERS, LLP



SANDHILLS CHILD & ADOLESCENT CRISIS CENTER
GUILFORD COUNTY BEHAVIORAL HEALTH CENTER

SITE PLAN

MAY 22, 2019

SITE WORK SCOPE

- ▶ Grade Entire Site (all three parcels)
- ▶ Build Up Lower Part of Site
- ▶ Excavate Biocell and Install Underground Storm Water Piping
- ▶ Install Underground Building Utility Piping
- ▶ Remove Underground Debris As Needed to Prepare Ground for Both Building Sites and Paved Areas
- ▶ Install Base Layer of Asphalt and Curb and Gutter

SITE WORK (TRADES) LOW BIDDERS

Subcontractor	Cost
CB&H Contracting, Inc. (General Trades & Final Cleaning)	\$76,560
Smith & Jennings, Inc. (Earthwork, Underground Utilities, Paving, C&G)	\$1,896,721
TOTAL	\$1,973,281

* Three bids received for General Trades, five bids received for Final Cleaning, and five bids received for Earthwork, Underground Utilities, Paving, and Curb and Gutter

SITE WORK
GUARANTEED
MAXIMUM
PRICE
(SAMET)

Description	Cost
General Conditions	\$220,126
Construction (Trades)	\$1,973,281
Unforeseen Conditions Allowance	\$991,388
Subcontractor Bonding	\$41,505
Contingency	\$80,658
Insurance	\$28,317
Perform. & Payment Bond	\$26,220
Construction Mgr. Fee	\$134,460
TOTAL	\$3,495,955

SITE WORK GUARANTEED MAXIMUM PRICE (SAMET)

- ▶ Amounts shown for General Conditions and Construction (Trades) are a guaranteed maximum price
- ▶ \$991,388 allowance for unforeseen conditions is not a guaranteed maximum but thought to be sufficient
 - ▶ Debris removed to be certified by ECS Carolinas
 - ▶ 100% of unused portion will be returned to GC
- ▶ Savings other than the allowance above will be shared between GC and Samet to provide savings incentive for Samet (75% GC and 25% Samet)

SITE WORK MWBE PARTICIPATION

MWBE Category	Cost	%
Female	\$197,400	5.93%
Black	\$120,050	3.61%
Total	\$317,450	9.54%

*MWBE % is expected to rise significantly with Building Contract

APPROVAL REQUESTS

- ▶ Approve amendment to the existing Construction Manager at Risk contract with Samet Construction by replacing Exhibit A-Guaranteed Price Amendment in the original contract with a new Exhibit A-Guaranteed Price Amendment in substantial form for the site work in the amount of \$3,495,955
- ▶ Approve increasing the capital project ordinance for the Mental Health Facility Replacement by \$3.5 million from bond proceeds (2019 issuance) to a total of \$6.4 million

QUESTIONS?