

From: Henry, Angie [<mailto:henrya@gcsnc.com>]

Sent: Thursday, December 22, 2016 11:28 AM

To: Marty Lawing <mlawing@myguilford.com>; Michael Halford <mhalfor@myguilford.com>

Cc: Contreras, Sharon L <contres@gcsnc.com>; Young, Terrence <youngt@gcsnc.com>; Monk, Julius M <monkj@gcsnc.com>; Carr, Nora <carrn@gcsnc.com>; Bellamy Small, Dianne <bellamysmall@gcsnc.com>; Cashwell, Wes <cashwew@gcsnc.com>; Gladden, Byron <gladdeb@gcsnc.com>; Hayes, Deena <hayesd@gcsnc.com>; Tillman, Pat <tillmap@gcsnc.com>; Welborn, Linda <welborl@gcsnc.com>; Alan W. Duncan (aduncan@turningpointlit.com) <aduncan@turningpointlit.com>; Anita Sharpe <sharpeaw@hotmail.com>; Darlene Garrett <dygarr@aol.com>

Subject: RE: CIP project ordinance transfer

Marty,

The information below is provided in response to your request for additional information regarding the Southern High School Stadium Improvements project. I have copied the Board of Education so they are aware that this information has been requested and may be shared with commissioners. Please let me know if you need anything else.

- Southeast High School – The last project at Southeast High School, as directed by the board, was the new tennis court project. That project is complete.
- Southern High School
 - On January 29, 2015, staff presented the board with a scope and budget for the stadium improvements during the construction update. That budget was for \$911,490, and the scope was for new concession/restroom/press box building on the home side of the stadium, a new visitor side restroom building, sidewalk to visitors' side of the stadium, replacement of 2" sewer line, 15% contingency and 2 years inflation at 20%. The scoped was developed through staff meeting with the school, as well as individuals from the community. The presentation concluded with the board asking staff to reduce the budget for the project.
 - On May 12, 2015, staff presented a revised project budget of \$838,520, by reducing the budget allocated to the concession/restroom/press box building and demolition from \$250 per square foot to \$246 per square foot; which in turn reduced the contingency by \$39,735, and the 2 year inflation by \$33,235. The board asked staff to provide another budget option.
 - On October 22, 2015, the board approved a reduced scope of only the concession/restroom/press box (includes demolition of existing building) and sewer line replacement at a budget of \$246 per square foot. The board excluded the new visitor side restroom building, sidewalk to visitor's side of the stadium and construction cost inflation. The contingency was also reduced by an additional \$22,340.
 - On October 25, 2016, bids were received for the scope of work as approved by the board on October 22, 2015. Bids ranged in cost per square foot from \$267 to \$373 (base contract). The first apparent low bidder's bid was \$21 per square foot more than the budgeted construction cost per square foot. The contractor did not submit a bid bond, and was deemed non-responsive. The second apparent low bidders' bid was \$24 per square foot more than the budgeted construction cost per square foot. The second contractor did not submit the required unit prices with the bid, and was deemed non-responsive. The third low bidder, to which a construction contract was ultimately

awarded, submitted a bid that was \$42 per square foot more than the budgeted construction cost per square foot. In order to award the project, staff recommended and the board approved, excluding allowances from the base contract in the amount of \$31,675, and an alternate for a metal roof in the amount of \$13,000. This reduced the base contract amount from \$514,807 to \$483,132; which is \$24 per square foot more than the budgeted construction cost per square foot. Since construction inflation was removed from the project budget, contingency funds were used to close the gap between the construction budget and the actual contract awarded.

- Guilford County Schools is now requesting that \$75,000 be transferred from the completed Southeast High School project, to the Southern High School project, to replenish the project contingency. With 12 bidders competitively bidding this project, it is clear that without the cost of at least 1 year inflation built into the project budget, the approved construction budget is not adequate.

Happy Holidays!
Angie

Angela C. Henry
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From: Marty Lawing [<mailto:mlawing@myguilford.com>]
Sent: Monday, December 19, 2016 8:17 AM
To: Henry, Angie <henrya@gcsnc.com>; Michael Halford <mhalfor@myguilford.com>
Cc: Contreras, Sharon L <contres@gcsnc.com>; Young, Terrence <youngt@gcsnc.com>; Monk, Julius M <monkj@gcsnc.com>
Subject: RE: CIP project ordinance transfer

Angie:

I am sure we will need more information. Can you provide some information about both projects, particularly the Southern High School Stadium Improvements?

Thanks,

Marty

From: Henry, Angie [<mailto:henrya@gcsnc.com>]
Sent: Thursday, December 15, 2016 4:49 PM

To: Michael Halford <mhalford@myguilford.com>

Cc: Board of Education <boardofed@gcsnc.com>; Contreras, Sharon L <contres@gcsnc.com>; Marty Lawing <mlawing@myguilford.com>; Young, Terrence <youngt@gcsnc.com>; Schwartz, Daphna E <schward@gcsnc.com>; Monk, Julius M <monkj@gcsnc.com>; Baker, Patricia L <bakerp@gcsnc.com>

Subject: CIP project ordinance transfer

Michael,

Attached is a memo requesting BOCC approval for a transfer from the Southeast High School project ordinance to the Southern High School Stadium Improvements project ordinance. Please let me know if you have any questions.

Thank you,

Angie

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