



Guilford County

STATE of NORTH CAROLINA

FACILITIES, PARKS & PROPERTY MANAGEMENT DEPARTMENT

301 West Market Street Suite 400
Greensboro, North Carolina 27401

June 5, 2019

Event #652 – BB&T Third Floor Up-Fit Recommendation

201 West Market Street
Greensboro, NC 27401-2534

The bid opening was scheduled for May 30, 2019 and five bids were received and opened during a public bid opening. The bids are listed below:

<u>Name</u>	<u>Base Bid</u>
A. Vogt Construction	\$316,000
CT Wilson	\$397,394
Duke Construction	\$369,876
Hi Caps Construction	\$294,000
OU Chavis	\$347,473

Of the three (5) bids received, Hi Caps Construction was the apparent low bidder with a base bid of \$294,000. It was determined that the proposal from Hi Caps Construction was missing documents that were required to be submitted with the bid including the Contractor's Qualification Statement, Consent to Surety, E-Verify Affidavit and Non-Collusion Affidavit. Hi Caps' proposal was therefore determined to be non-responsive.

The next lowest responsive, responsible bidder is A. Vogt Construction. This proposal is 9% below the next lowest base bid. A. Vogt Construction is based in Greensboro, North Carolina and has been in business since 2013. They have experience with Guilford County renovation projects.

At this base bid project cost, A. Vogt Construction has identified an MWBE participation rate of 19%.

The project bid included seven alternates.

Alternate 1 is an add for providing a movable partition between conference rooms 112 and 113 in lieu of a gypsum board wall. A. Vogt Construction's additive cost for this alternate is \$25,452. Rejection of this alternate is recommended as the cost outweighs the increased functionality.



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Alternate 2 is an add for painting the exposed concrete decks in the fitness and budget office areas. A. Vogt Construction's additive cost for this alternate is \$4,656. Rejection of this alternate is recommended as the existing deck is in acceptable condition.

Alternate 3 is an add a PIU for office 104 to allow it to be on a zone separate from the adjacent conference rooms, allowing greater comfort for the occupant of the office. A. Vogt Construction's additive cost for this alternate is \$3,288. Acceptance of this alternate is recommended.

Alternate 4 is an add for ceiling fans in the fitness center to allow for greater user comfort. A. Vogt Construction's additive cost for this alternate is \$4,500. Acceptance of this alternate is recommended.

Alternate 5 is a deduct to reduce the thickness of the rubber flooring in the fitness center. A. Vogt Construction's deductive cost for this alternate is \$1,268. Rejection of this alternate is recommended as the thicker flooring will reduce noise transfer to the floor below and provide longer wear.

Alternate 6 is a deduct to remove the sidelights on the doors in the project. A. Vogt Construction's deductive cost for this alternate is \$1,780. Rejection of this alternate is recommended as it will greatly reduce borrowed light into the interior spaces.

Alternate 7 is a deduct to remove the interior windows in the project. A. Vogt Construction's deductive cost for this alternate is \$945. Rejection of this alternate is recommended as it will also greatly reduce borrowed light into the interior spaces.

After review by stakeholders and the design team, Add Alternates 3 and 4 are recommended for acceptance. A. Vogt Construction remains the low bidder with the two alternates at \$323,788 which is 8% below the next lowest bid. A. Vogt Construction has identified an MWBE participation rate of 20% for the project including the two alternates.

Recommendations:

It is recommended to approve to award the construction contract including Add Alternates 3 and 4 to A. Vogt Construction for the BB&T Third Floor Up-fit in the amount of \$323,788. This project is expected to begin in July and be completed in 90 days.

 4-5-19

Tari Maynor-Brady, Project Manager

 6-5-19

Dan Durham, Facilities Director