



Legislation Text

File #: 2019-102, Version: 1

TITLE

EMS MAINTENANCE AND LOGISTICS FACILITY PHASE 1 CONSTRUCTION CONTRACT AWARD

SPONSOR

Dan Durham/Tari Maynor-Brady

BACKGROUND

Guilford County contracted with ESPA Architects to design the Phase 1 Emergency Services Facility. This is a new facility to be built on property owned by the County located at 1205 Pepperstone Drive, Greensboro, NC. The project consists of two buildings, a fuel island, and utilities infrastructure for a future vehicle wash to service the County's emergency vehicles. Building One is an ambulance processing facility with warehousing, gym, locker room, and administration area. Building Two is a five-bay vehicle maintenance facility. The fuel island consists of two pumps with one for gasoline and one for diesel fuel. The future vehicle wash will be for large vehicles including ambulances.

There is \$3,053,000 available in an existing capital project ordinance for this project.

Construction documents were submitted for single-prime contractor bids as Event #631. Five bids were received with New Atlantic Contracting being the lowest responsive, responsible bidder. Their base bid was \$12,027,000. Bids on two add alternates were also required. Alternate #1 was the amount to be added for providing and installing heavy-duty concrete paving that is more resistant to damage from heavy vehicles. Alternate #2 was added by addendum after the City of Greensboro required a sanitary sewer extension during the permit review. New Atlantic Contracting's bid is shown below:

Base Bid:	\$12,027,000
Alternate #1:	\$ 205,000
Alternate #2:	\$ 23,000
TOTAL:	\$12,255,000

The base bid includes a 25.3% MWBE participation rate as stated on the contractor's Affidavit C. New Atlantic Contracting is located in Winston-Salem, NC, and have been in business since 2002. Their completed construction projects include the following:

Public Safety Facility Phase 2 Renovation, Forsyth County
Police Department Renovation and Public Safety Station No. 4, Town of Apex, NC
School of Education Building, North Carolina A&T University
Studio Arts Center, UNC Greensboro

Potential value engineering (VE) items were solicited from the contractor and evaluated by the Architect and Guilford County staff. A total of \$138,227 in value engineering items are recommended for acceptance which brings the construction contract cost down to \$12,116,773. This includes a \$973,461 (8%) Owner's contingency.

The land costs to date for 1205 Pepperstone Drive are \$1,179,032 and design and related fees to date have been \$513,228.41. The following additional expenses are expected:

Architectural/Engineering Fee for Construction Administration:	\$112,798.86
Commissioning:	\$ 48,730.00
Permits & Review Fees (Water, Sewer, Plan Review, etc.):	\$ 49,315.00
Information Technology & Security:	\$ 92,317.00
Furniture, Fixtures, and Equipment:	\$210,000.00
Utility Fees, Builders Risk, Final Surveys, etc.:	<u>\$ 94,268.73</u> estimated
Total Add. Expenses	\$ 607,429.59

Capital Project Summary

Land Costs (to date)	\$ 1,179,032.00
Design & Related Fees (to date)	\$ 513,228.41
Construction Contract (minus VE):	\$ 12,116,773.00
Additional Expenses:	<u>\$ 607,429.59</u>
TOTAL	\$14,416,463.00

The project construction duration is 516 days from the date of the Notice to Proceed.

For the recommended option, the EMS Maintenance and Logistics Facility capital project ordinance needs to be amended to provide funding for the total projected budget. A total of \$3,053,000 is already budgeted, so an additional \$11,363,463 in bond proceeds from unallocated 2017 bond revenues is necessary. This appropriation will bring the project ordinance funding to \$14,416,463 total.

BUDGET IMPACT

Capital Project Ordinance

EMS Maintenance and Logistics Facility

\$11,363,463 Increase in Bond Proceeds

\$11,363,463 Increase in Appropriation to EMS Maintenance and Logistics Facility

REQUESTED ACTION

Approve award of the construction contract in substantial form for the amount of \$12,116,773 to New Atlantic Contracting, Inc.; and amend the EMS Maintenance and Logistics Facility capital project ordinance to increase project funding by \$11,363,463 to a total \$14,416,463 for construction and identified additional expenses including construction administration, commissioning, permit and other fees, security, and furnishings with all additional funds to come from unallocated existing bond proceeds.