



Legislation Text

File #: 2019-291, Version: 1

TITLE

BB&T THIRD FLOOR SHELL SPACE RENOVATION

SPONSOR

Dan Durham (Tari Maynor-Brady)

BACKGROUND

Design for the renovation of the existing shell space on the third floor of the BB&T building began in March of 2019. The program for this space includes a 2,376 sf office suite for the Budget Office including eight offices, three small conference rooms and open collaboration space. Also included is a new Fitness Center with a 1,583 sf equipment room, 486 sf group exercise room and an office for a future wellness staff employee. The remainder of the shell space will remain unfinished for future fit-out. The architect on the project is J. Hyatt Hammond and was selected based on having an on-call contract in place and their successful record of other renovation projects with Guilford County.

The project was released for bids on May 9, 2019. 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
HICAPS Construction	\$294,000
OU Chavis	\$347,473

Of the five (5) bids received, HICAPS Construction was the apparent low bidder with a base bid of \$294,000. It was determined that the proposal from HICAPS 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. HICAPS' proposal was therefore determined to be non-responsive by Purchasing.

The next lowest responsive, responsible bidder is A. Vogt Construction, an MWBE general contractor. 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.

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 separate HVAC terminal unit and thermostat for office 104 to allow it to be on a zone separate from the adjacent conference rooms. This will avoid having two different type of spaces on the same thermostat preventing potential space temperature issues and 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. This will provide better ventilation of the exercise area, more comfortable temperature at the floor level especially during the winter due to the high ceiling, and associated energy savings. 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.

Total Project Cost Summary

Architect/Engineer Fees	\$ 26,000
Permit Fees	\$ 682
Construction Costs	\$ 323,788
Furniture Costs (estimated)	\$ 45,000
Additional Expenses (wireless access point, etc.)	<u>\$ 4,530</u>
Total Estimated Project Budget	\$ 400,000

Construction is expected to start July 8th and be complete in 90 days (October 7th, 2019). If the contractor fails to complete the work within the specified time frame the Liquidated Damages will be assessed in the amount of \$500.00 per calendar day. This project, if approved, will be funded from FY19 Special Facilities project funding.

BUDGET IMPACT

NO ADDITIONAL COUNTY DOLLARS

REQUESTED ACTION

Approve award of the construction contract, in substantial, form in the amount of \$323,788.00 to A. Vogt Construction.