



Legislation Text

File #: 2019-388, Version: 1

TITLE

ADULT BEHAVIORAL HEALTH CRISIS CENTER SITE WORK

SPONSOR

Dan Durham (Tari Maynor-Brady)

BACKGROUND

A Construction Manager at Risk contract (#1290) was previously approved for Samet Construction for the Adult Behavioral Health Crisis Center. This contract included Exhibit A - Guaranteed Price Amendment with pricing to be determined at a later date. The construction has been split into two bid packages - one for site work and one for the building itself. Samet Construction has competitively bid the work for preparing the entire site that is comprised of the three parcels recently purchased by Guilford County at Maple Professional Park. This work includes grading the entire site, building up the lower part of the site as required for stormwater drainage, installing underground stormwater piping, installing underground building utility piping, putting in curb and gutter, and laying a base layer for the paved areas.

Based on the bids, Samet has submitted a site work Guaranteed Maximum Price (GMP) of \$3,495,955. This price includes a \$991,388 allowance for unforeseen conditions that will be utilized as needed to remove underground debris and rock to excavate the bioretention area and prepare the ground for construction underneath the site of the two buildings and paved areas. Since this is an allowance, Samet does not guarantee this will be the maximum needed for debris removal since what will be found underground during site preparation is unknown. However, this is thought to be a sufficient allowance based on a recent geotechnical report, test pit study, and previous construction experience by Samet on adjacent lots. Guilford County will contract with ECS Carolinas to quantify the quantity and type of debris removed by Samet to ensure the accuracy of charging against this allowance. No payment will be made to Samet for debris removal without a corresponding certification from ECS Carolinas. Any unused amount of this allowance will be returned to Guilford County.

The Site Work GMP breakdown is as follows:

General Conditions: \$220,126

Construction Cost (Trades): **\$1,973,281**

Unforeseen Conditions Allowance: \$991,388

Subcontractor Bonding: \$41,505
Construction Contingency: \$80,658
Insurance: \$28,317
Performance and Payment Bond: \$26,220
Construction Manager Fee: \$134,460

TOTAL: \$3,495,955

The site work Construction Cost (Trades) bid tabulation for the low bidders is as follows:

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

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

The estimated MWBE participation rate for the site work is 9.54% consisting of 3.61% Black and 5.93% Female. This includes the fee for construction services for Gilgeours Construction, a local African-American woman owned firm, who is the MWBE protege established by Samet for this project. The MWBE participation rate for the project is expected to rise significantly with work associated with the building contract.

The capital project ordinance for the Mental Health Facility Replacement is currently \$2,900,000 as previously approved for design services, pre-construction services by the construction manager at risk, land purchase costs, and related fees. The capital project ordinance for the Mental Health Facility will need to be increased by \$3,500,000 to a total of \$6,400,000 to provide the requested funding for site work as described above and other project costs with additional funds coming from bond proceeds from the 2019 bond issuance.

BUDGET IMPACT

Capital Project Ordinance Amendment

Mental Health Facility Replacement

\$3,500,000 Increase in Bond Proceeds (2019 issuance)

\$3,500,000 Increase in Appropriation to Mental Health Facility Replacement

REQUESTED ACTION

Approve amendment to the existing Construction Manager at Risk contract with Samet Construction by replacing Exhibit A, Guaranteed Maximum Price Amendment in the original contract with a new Exhibit A, Guaranteed Maximum Price Amendment in substantial form for

the site work in the amount of \$3,495,955 and amend the Mental Health Facility Replacement capital project ordinance to increase project funding by \$3,500,000 from bond proceeds (2019 issuance) bringing the ordinance total to \$6,400,000.