



Legislation Text

File #: 2020-127, Version: 1

TITLE

BUILDING ENVELOPE REPAIR, PHASE 1

SPONSOR

Dan Durham (Kirim McGee)

BACKGROUND

Terracon Consultants conducted leak investigations for several buildings that have experienced chronic leaks in the building envelope. These included the Russell Street (Langford) Building and the High Point Courthouse. The reports provided budget estimates to repair the leaks that were found and these repairs were prioritized. The proposed Building Envelope Repair project (phase 1) has a total project budget of \$800,000 which will be funded by previously-approved FY20 Special Facilities Project funding. The project scope includes the following:

Russell Street (Langford) Building (325 E. Russell Ave., High Point, NC): replace damaged masonry and repoint masonry wall, seal all wall penetrations, seal wall with masonry sealer, prep and paint steel lintels, replace/install concrete wash at the bottom of the south and east elevations to divert water to the sidewalk, and replace/repair windows on the north elevation as budget allows. Estimated repair cost is \$568,000. This building has had chronic leakage into the basement area during rain events which has resulted in mold growth. The lower portion of the interior drywall has been removed in the basement to remove mold and to facilitate drying and prevent mold growth. However, this chronic water infiltration prevents the basement area from being used. The leak testing verified that rainwater is coming into the building through the masonry wall along Russell Avenue and running down into the basement. This exterior masonry wall appears to be one of the oldest sections of the building (at least 60 - 70 years old; possibly over 100 years old) and the report indicated that it is in poor condition due to natural weathering. It also noted that the mortar joints are in very poor condition and in a state of deterioration. Chronic rainwater infiltration has also occurred at a window on the north elevation and four of eight windows tested on the north elevation leaked to some extent. Note: the total estimated cost for all repairs noted in the leak testing report for the building was \$970,000 so the current funding for this project does not address all of the building envelope needs for this building. Other repairs include additional window replacement/repair and installation of a vapor barrier on the north and west walls. However, the design for these repairs is included in the proposal and will be bid as alternates to determine cost for funding consideration.

High Point Courthouse (505 E. Green Drive, High Point, NC): Replace skylights, skylight gutters, and counterflashing. Repair metal roof panels by removing foam closure at ridge cap and install new ridge cap with z-closure. Remove and replace all fasteners with new stainless-steel fasteners with EPDM washers. Estimated repair cost is \$135,500. The High Point Courthouse has experienced chronic rainwater infiltration and the leak testing confirmed water infiltration around the skylights and through the metal roof panels.

A solicitation for letters of interest from design firms was posted by Purchasing as Event #664 since the estimated fee was greater than \$50,000. Five responses were received and evaluated by a committee based on qualifications only as required by statute. The committee was composed of Dan Durham, Cynthia Barnes-Phipps, Kevin Bates, Tari Maynor-Brady, and Kirim McGee. The committee unanimously recommended the selection of SKA Consulting Engineers of Greensboro, NC, as the design firm based on proximity, relevant experience, capacity to meet desired schedule, and overall project team qualifications. The design fee proposal in the amount of \$96,500 has been reviewed and deemed reasonable for the project.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Approval is requested for the Building Envelope Repair (Phase 1) project with a total project budget (including design) of approximately \$800,000 and of the design contract, in substantial form, with SKA Consulting Engineers in the amount of \$96,500.