



Legislation Text

File #: 2020-294, Version: 1

TITLE

BUILDING ENVELOPE REPAIRS - HIGH POINT COURTHOUSE AND RUSSELL STREET (LANGFORD) BUILDING

SPONSOR

Dan Durham

BACKGROUND

The High Point Courthouse has experienced chronic leakage when it rains from the two glass atrium skylights over the 4th floor corridor and, to a lesser extent, from the rooftop penthouse. In February, during the design phase of this project, significant water damage to the walls occurred on the 4th floor due to leakage from the glass atrium skylights. The resulting temporary repair required the fourth floor to be temporarily vacated including court personnel. The glass atrium skylights are original to the building and repair/replacement is not a viable option due to the cost involved and the likelihood of recurring leakage. This project will remove both glass atrium skylights, replace with roofing to eliminate the skylights, and install new corridor lighting to make up for the loss of natural light. It will also make repairs to the rooftop penthouse.

The Russell Street (Langford) Building has experienced chronic water leakage into the basement from rain coming through the exterior brick wall along Russell Street. The three sections of the brick wall were built in 1916, in the 1930s, and in the 1960s per the design firm (SKA Consulting Engineers). The primary cause of the water intrusion through the wall is mortar failure due to age. This project will grind out the failed mortar, replace with new, replace damaged masonry, replace sealant around windows and doors, and apply a sealant to the brick wall. Windows on the north side of the building have also had chronic leakage. The condition of all of these windows was rated as fair to poor during a previous assessment by Terracon Consultants and four of the eight windows leaked during leak testing. The chronic water intrusion from the exterior wall and windows have resulted in frequent Facilities response, indoor air quality concerns, and a loss of beneficial use of much of the basement area.

This project was publicly bid as Event #684 and four bids were received as shown below:

Contractor	Base Bid	Alt. 1	Alt. 2	Alt. 3	Base Bid + Alt. 1

Frank L. Blum Construction	\$836,500	\$ 70,559	\$548,076	\$45,003	\$ 907,059
W.C. Construction	\$810,000	\$175,000	\$570,000	\$85,000	\$ 985,000
H.M. Kern Corporation	\$894,000	\$117,000	\$587,000	\$100,000	\$1,011,000
Fourth Elm Construction	\$944,200	\$ 68,000	\$670,000	\$40,000	\$1,012,200

Alternate #1: Replace all windows on the North elevation

Alternate #2: Replace metal siding on the North and West elevations

Alternate #3: Replace all windows on the East elevation

Facilities and the design firm recommend acceptance of Alternate #1 to replace the windows that are in the worst condition and still stay within budgeted funding. Acceptance of Alternate #1 results in Frank L. Blum Construction being the apparent low bidder with a bid of \$907,059. Their MWBE participation rate is 12.34% with the following breakdown:

MWBE Category	\$	%
Soc. & Econ. Disadv.	\$77,000	8.49%
Female	\$35,000	3.85%
TOTAL	\$112,000	12.34%

This exceeds the goal of achieving at least a 10% participation rate. The Guilford County MWBE Director has determined that the bidder made good faith efforts to solicit and include MWBE participation as documented on the attached letter. Therefore, it is recommended that the construction contract be awarded to Frank L. Blum Construction since they are the lowest responsive, responsible bidder with acceptance of Alternate #1.

This project will be funded by the FY19-20 Special Facility Maintenance capital project ordinance. Project completion is expected within 120 days of the Notice to Proceed.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Approve the contract, in substantial form, with Frank L. Blum Construction in the amount of \$907,059.