

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** September 7, 2010

**SUBJECT:** Construction Contract  
Old Health Building Renovations

**ATTACHMENTS:** Yes  
1. Recommendation Letter from Moseley Architects  
2. Bid Tabulation

#### **SUMMARY OF REQUEST:**

As recommended by Moseley Architects on the attached letter, the apparent low bid for the referenced construction contract is provided for Board approval. The proposed contract is for \$1,334,200 with H&M Constructors. The construction estimate was \$1,668,752 for this project. The complete bid tabulation is attached.

By State Statute this project was estimated to be in the formal bidding range, and therefore, the Architect has conducted the bid process accordingly. Additionally, the project was advertised in the local newspaper, Times-News, and posted on the County website.

#### **BOARD ACTION REQUESTED:**

Approve the construction contract for renovations to the Old Health Building with the apparent low bidder H&M Constructors for \$1,344,200.

#### **Suggested Motion:**

*I move that the Board of Commissioners approve the construction contract for renovations to the Old Health Building with the apparent low bidder H&M Constructors for \$1,344,200.*

# MOSELEYARCHITECTS

CHARLOTTE  
HARRISONBURG  
RALEIGH-DURHAM  
RICHMOND  
VIRGINIA BEACH  
WARRENTON

**August 30, 2010**

**Steven D. Wyatt  
County Manager  
Henderson County  
1 Historic Courthouse Square  
Hendersonville, North Carolina 28792**

**Re: Old Health Building Renovation – Bid Package**

**Dear Mr. Wyatt,**

Moseley Architects is pleased to present to Henderson County the bid tabulation for the Old Health Building Renovation bid package, which was received on August 10, 2010. The tabulation of bids is enclosed for your review, and is located on the Moseley Projects website as well. The public bidding for this project received very good bidders' attention and response, as there were over 16 plan holders and 11 actual bidders. The bid spread among all bidders was very reasonable and the spread between the top five bidders was less than \$70,000. This is important to note because it appears the bidders were consistent with their understanding of the Bidding Documents, and that the bids were competitive. The three lowest base bids were submitted by the following firms:

Lowest submitted bid	<b>H&amp;M Constructors</b>
Second lowest submitted bid	<b>Cooper Construction Company, Inc.</b>
Third lowest submitted bid	<b>Davie Construction Co.</b>

The apparent low bid was provided by H&M Constructors. Their base bid, plus all the bid alternates, amounts to \$1,334,200. A review of the Contractor's license of this Bidder reveals it is "active" and is classified as "Building", "General Contractor" and the financial limitation per project is "unlimited". Also reviewed, and included with their bid, were two of their "In progress and Under Contract" projects. We contacted the Architectural teams for each project, and found that their past and present observations of H&M Constructors are very positive.

The Bidder provided a bid bond with his bid as well. It is customary to retain the Bid Bonds of those Bidders who are under consideration and return the others. The Bid Bonds that are retained are usually held until a Contract is executed and the Contractor has furnished the required performance and payment bonds, and then the Bid Bonds are returned. In consultation with your attorney, you may wish to retain them all until the award is made.

**Old Health Building Renovation – Bid Package**  
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**August 26, 2010**

A few informalities were noted with the Bid of H&M Constructors, which led to discussions with Henderson County of their contractual obligation to waiver. H&M Constructors has been requested by Moseley Architects, on behalf of Henderson County, to provide information regarding the informalities of the Bid, so that compliance with the Bidding Documents can be confirmed. This Bidder has responded to the request for information about the informalities, and in our professional opinion, has provided the requested information. Further, it is also our professional opinion that this Bidder does not appear to have any competitive advantage or benefit over the other Bidders as a result of the informalities or the information provided in response to our request.

Therefore, to the best of our knowledge, information and belief, we are not aware of any reason the County should not award this contract to H&M Constructors, and if necessary, waive any informalities of the Bid. Please call if you have any questions or if we may be of further assistance.

Sincerely,



Dan Mace, AIA, LEED ap  
Vice President,

Enclosure

cc: Russell Burrell, County Attorney  
Steve Wyatt, County Manager  
David Berry, County Construction Manager  
Marcus Jones, County Engineer  
Bryan Rider, Moseley Architects

# MOSELEYARCHITECTS

A PROFESSIONAL CORPORATION

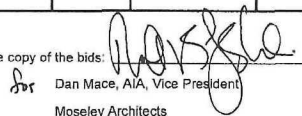
Project: Henderson County Old Health Building Renovation

Architect's Commission No.: 492971

Bids Receipt Time: August 10, 2010 at 2:00 PM  
Bids Opening Time: Immediately thereafter

General Contractor Name	Sealed Envelope (Y/N)	List of Subcontractor's (Y/N)	Base Bid Price	Total Base Bid Price	Add Alt #1	Add Alt #2	Add Alt #3	Receipt of Addenda (Y/N)	GC License #	Minority Business Utilization Commitment Form (Y/N)	BID BOND (Y/N)	A305 (Y/N)
Cooper Construction Company, Inc.	Y	Y	\$1,108,400.00	\$1,144,710.00	\$28,500.00	\$157,300.00	\$19,000.00	Y	Y	Y	Y	Y
Davie Construction Company	Y	Y	\$1,109,785.00	\$1,180,641.00	\$25,972.11	\$159,216.00	\$18,832.00	Y	Y	Y	Y	Y
Ecowise Construction	Y	Y	\$1,104,000.00	\$1,167,007.00	\$53,000.00	\$165,000.00	\$18,500.00	Y	Y	Y	Y	Y
Edison Foard, Inc.	Y	Y	\$1,230,000.00	\$1,288,700.00	\$46,000.00	\$133,000.00	\$20,400.00	Y	Y	Y	Y	Y
G.E.M. Constructors, Inc.	Y	Y	\$1,174,780.00	\$1,236,927.00	\$27,914.00	\$168,360.00	\$32,475.00	Y	Y	Y	Y	N
H & M Constructors	Y	Y	\$1,054,160.00	\$1,096,000.00	\$56,700.00	\$162,500.00	\$19,000.00	Y	Y	Y	Y	Y
Hatfield Builders Inc.	Y	Y	\$1,258,000.00	\$1,360,398.00	\$66,394.00	\$173,421.00	\$21,541.00	Y	Y	N	Y	Y
Hickory Construction Company	Y	Y	\$1,152,000.00	\$1,189,850.00	\$48,380.00	\$155,500.00	\$18,900.00	Y	Y	Y	Y	Y
McCarroll Construction, Inc.	Y	Y	\$1,228,000.00	\$1,279,100.00	\$26,500.00	\$159,600.00	\$18,600.00	Y	Y	Y	Y	Y
Monteith Construction Corporation	Y	Y	\$1,123,871.00	\$1,189,800.00	\$27,700.00	\$160,700.00	\$18,100.00	Y	Y	Y	Y	Y
Sherman Construction	Y	Y	\$1,275,150.00	\$1,400,000.00	\$124,000.00	\$153,000.00	\$18,500.00	Y	Y	Y	Y	Y
									Y			

I certify this to be a true & accurate copy of the bids:

  
for Dan Mace, AIA, Vice President  
Moseley Architects

Bid Alt #1: Asphalt Overlay  
Bid Alt #2: Partial Existing Roof Removal and Replacement  
Bid Alt #3: Proprietary Access Control System; Hirsh Electronics