

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: November 1, 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 \$1,239,629 with Carolina Specialties Construction. The construction estimate was \$1,688,752 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 Carolina Specialties Construction for \$1,239,629.

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 Carolina Specialties Construction for \$1,239,629.

MOSELEYARCHITECTS

CHARLOTTE
HARRISONBURG
RALEIGH-DURHAM
RICHMOND
VIRGINIA BEACH
WARRENTON

October 26, 2010

**Steven D. Wyatt
County Manager
Henderson County
1 Historic Courthouse Square, Suite #2
Hendersonville, North Carolina 28792**

Re: Henderson County 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 October 15, 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 8 plan holders and 7 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.

A few informalities were noted with the apparent low bidders, JE Dunn Construction and Kearey Builders, which led to discussions with Henderson County of their contractual obligation to waive. However, due to the abundant number of informalities found among the initial bid submissions, Henderson County has indicated that they will not waive or overlook any informality found on the bids, and therefore accept only the next lowest bid to be the apparent low bidder.

The apparent low bid was provided by Carolina Specialties Construction, LLC. Their base bid, plus all the bid alternates, amounts to \$1,239,629, which is a difference/savings of over \$90,000 from the initial bid. 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". The Bidder provided a bid bond with their bid as well.

As a requirement of the Contract Documents, the Contractor awarded the Contract must provide a Performance Bond and a Payment Bond as required by State law, to provide the protection to the Owner required by statute.

Old Health Building Renovation – Bid Package

Page 2

October 26, 2010

Therefore, to the best of our knowledge, information and belief, Carolina Specialties Construction, LLC appears to have met the bidding requirements. Moseley Architects is not aware of any reason the County should not award this contract to them. You may wish to have your attorney confirm that the legal requirements for award of bid have been complied with. Please call if you have any questions or if we may be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'DMace', written in a cursive style.

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, Project Manager

MOSELEY ARCHITECTS

A PROFESSIONAL CORPORATION

Project: Henderson County Old Health Building Renovation	Architect's Commission No.: 492971	Bids Receipt Time: October 15, 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 #	BID BOND (Y/N)
Carolina Specialties Construction, LLC	✓	✓	1,042,900 1,042,900	1,051,675	53,605	154,349	0	✓	41451	✓
Cooper Construction Company, Inc.	✓	✓	1,024,000	1,077,060	28,400	155,400	21,400	✓	4763	✓
Ecowise Construction, Inc.	✓	✓	1,085,350	1,120,400	52,300	164,000	0	✓	68350	✓
Hickory Construction Company	✓	✓	1,006,900	1,039,890	51,481	155,450	0	✓	1145	✓
JE Dunn Construction	✓	✓	969,422	1,028,942	54,769.48	133,610	0	✓	46735	✓
Kearney Builders, Inc.	✓	✓	1,053,000	1,106,281	27,000	154,745.62	0	✓	47429	✓
Perry Bartsch Jr. Construction Co.	✓	✓				140,000	27,000	✓	38679	✓
Southside-Constructors, Inc.										

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


 Dan Maca, 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