

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 12, 2014

SUBJECT: Construction Contract Award
911 Center Relocation

PRESENTER: Marcus A. Jones, PE

ATTACHMENTS: Yes

1. Recommendation Letter from Delta Three, Inc.
2. 911 Board Grant Budget

SUMMARY OF REQUEST:

Construction Contract: As directed by the Board with the approval of the \$3.6 Million grant from the State 911 Board, the subject project was bid on March 10, 2014. Bids were opened on April 10, 2014 with the results and recommendation detailed on the attached letter from Delta Three, Inc (DTI) (project architect). The proposed contract includes bid alternates for a back-up AC system (Alt 1), fencing (Alt 3a), gates (3b) and millwork (cabinets, Alt 4). The letter from DTI also recommends a change order for the contract to upgrade the bid alternates for exterior fencing and vehicle gates from chain link and swing gates to a more secure fencing system similar to that behind the Detention Center. With the favorable bid results, the budget can afford the alternates and the upgraded fencing while still including construction contingencies over 5%.

Staff presents for Board approval the low bidder and change order as recommended by DTI. The proposed contract is for \$1,651,967.00 with Cooper Construction Company, Inc, with the proposed change order an additional \$21,814.00.

The allocated budget for facilities construction in the grant budget, attached, is \$1,782,938.00 and is currently allocated in the FY14 budget. The project is 100% funded by the State 911 Board grant. Staff recommends establishing the following allocation with the approval of the contraction contract:

Cooper Construction Contract w/ Alt 1, 3a, 3b, and 4	\$1,651,967.00	
Cooper Construction Change Order for fence upgrade	\$21,814.00	
Project Contingency (6.1%)	\$109,157.00	
Total Construction Grant Budget		\$1,782,938.00

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BOARD ACTION REQUESTED:

Award the construction contract and change order for the 911 Center Relocation project with the low bidder Cooper Construction for \$1,673,781.00, approve the proposed project budget and authorize the County Engineer to execute the required documents.

Suggested Motions:

I move that the Board of Commissioners award the construction contract and change order for the 911 Center Relocation project with the low bidder Cooper Construction for \$1,673,781.00, approve the proposed project budget and authorize the County Engineer to execute the required documents.



April 30, 2014

Mr. Marcus A. Jones, PE
Director of Engineering
Henderson County
1 Historic Courthouse Square, Suite 6
Hendersonville, NC 2879

Re: Henderson County PSAP Relocation Contractor Recommendation

Dear Mr. Jones,

We have evaluated the bids received on April 10, 2014 for the PSAP Relocation. The Bids received are shown below.

General Contractor	Base Bid	Bid with Alternates (1,3 &4)
Carolina Specialties	1,529,824	1,697,614
Cooper Construction	1,544,300	1,651,967
Bolton Construction	1,570,600	1,723,380
Dunlap Construction	1,776,752	1,927,559
Clayton Construction	1,588,000	1,767,604

According to the AIA Handbook, it is customary to choose the alternates, add them to the base bid and choose the low bidder. The low bid was submitted by, Cooper Construction in the amount of one million six hundred fifty one thousand nine hundred sixty seven dollars. All bidding requirements were met, the bid bond provided and addenda received. Therefore, we recommend the award of a contract for the construction of the PSAP Relocation to Cooper Construction in the amount of \$1,651,967.00.

We also recommend including Change Order #1 to upgrade the fence and security gate for the amount of \$21,814.00 to better meet the requirements for the PSAP regulations.

The original bids complete tabulation, Change Order #1 and budget are included for your reference.

Sincerely,

Paige G. McCord, RA
Delta Three, Inc.

Cc: file



MASTER SUMMARY

100% Design Estimate

For
911 Center
Relocation
Hendersonville, NC

Client:
Delta Three, Inc
315 E. Broad Street
Greenville, SC 29601

Owner:
Hendersonville County
North Carolina

Cost Estimator:
Aiken Cost Consultants
1010 East North Street
Greenville, SC 29601

	Renovation		Sitework		Total	
	<u>Cost</u>	<u>%</u>	<u>Cost</u>	<u>%</u>	<u>Cost</u>	<u>%</u>
911 Center Relocation 6,647 SF @ \$240 per SF	1,594,136				1,594,136	
Total Probable Base Bid	\$1,594,136	100.0%			\$1,594,136	100.0%

Construction Phase Contingency	127,531	8.0%			127,531	8.0%
Technology Assesment (Excluding Generator)	1,161,789				1,161,789	
A/E Fees	162,085	10.0%			162,085	10.0%
Total Construction Cost (TCC)	\$3,045,541				\$3,045,541	

ALTERNATES

(5% Construction Phase Contingency Not Included)

Alternate No 1: Add An Additional 10 Ton Liebert Unit	\$119,878
Alternate No 2: Add for Additonal Emergency Drain Trough Under Piping	\$11,568
Alternate No 3A: Fencing	\$10,362
Alternate No 3B: Gate	\$37,070
Alternate No 4: Additional Millwork	\$49,876
FF&E Budget	\$32,610

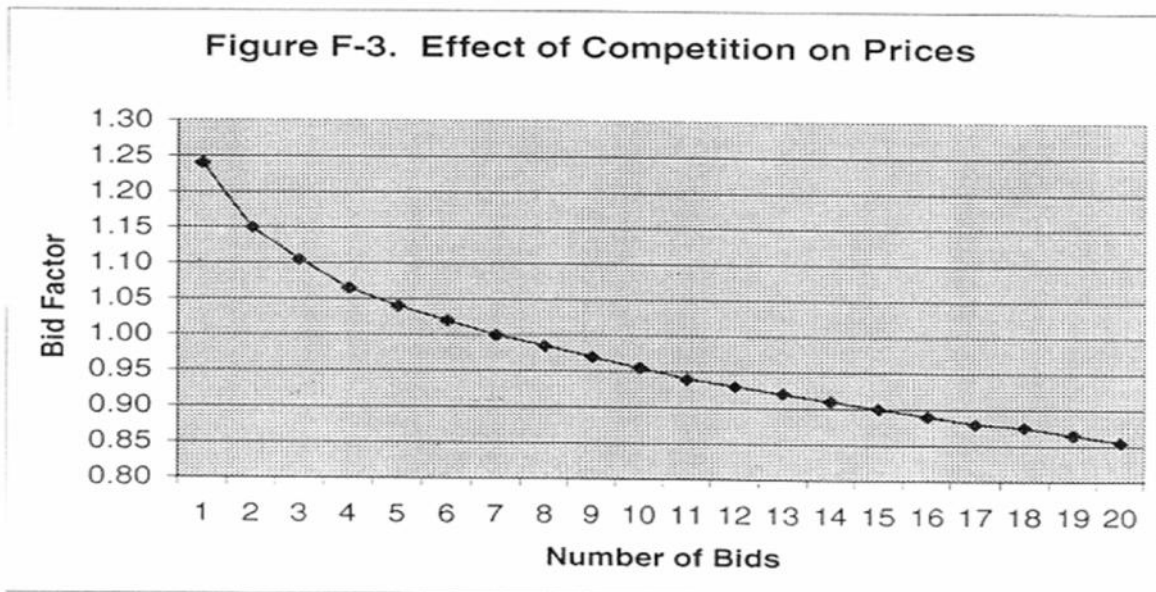
Project Notes / General Comments

This estimate has been prepared in accordance with generally accepted estimating practices and principles. Aiken Cost Consultants' staff is available to discuss our methods, pricing, assumptions, or estimating philosophy with any interested party. Please contact us by phone at (864) 232-9342, by fax at (864) 233-2573, or by e-mail at Brad@AikenCost.com.

Aiken Cost Consultants estimates are intended to be used as a professional opinion of the probable cost of construction, based on our understanding of the design at the time the estimate was prepared. We have no control over General or Subcontractor overhead and profit percentages, bidding climates, schedules, contractor's methods of determining prices, continuing design modifications or addenda, etc., therefore, we cannot guarantee that proposals, bids, or actual construction costs will be within a certain range of this, or subsequent, cost estimates.

In the present economic recession most owners are benefitting from a competitive bidding climate. Sub-contractors and material suppliers continue to submit aggressive quotes. Most sub and general contractors are no longer bidding below cost. While inflation is presently low a strong market recovery may also fuel strong inflation.

When preparing each cost estimate submittal Aiken Cost Consultants reviews current market conditions and may apply a Market Conditions Factor to the project. This estimate anticipates a competitive bidding climate for every portion of work, for all contractors. Consideration has been given to; economic conditions, availability of labor & sub-contractors, and anticipated level of competition. One of several resources used to determine the Market Conditions Factor is the "Effect of Competition on Prices" table in the South Carolina State Engineer's Manual (see below). Additional project specific factors considered (when applicable) are; anticipated mid-point of construction, difficult conditions, phasing, limited or set-aside contracting requirements, etc. These multiple factors are reviewed at each submittal, and should also be considered whenever the project is delayed and/or market conditions change significantly.





proposal request

DATE: Date PROJECT NAME: PSAP Relocation

PROP REQ NO.: 001 PROJECT FILE NO.: DT-12010

CONTRACTOR: Cooper Construction CONTRACT DATE: TBD
 PO Box 806
 Hendersonville, NC CC: Project File
 28793-0806

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for the proposed modifications to the Contract Documents described herein and in accordance with Article 7 of the Supplementary Conditions of AIA A201 (Owner/Contractor) General Conditions of the Contract. Please indicate subtotal fees by trade and then a total fee for the proposed modifications to the Contract Documents to the above referenced project as described herein. Indicate fee amounts as either additional or deductible (credits).

If the proposed modifications will result in an alteration to the construction schedule, please submit a request for an extension of time in writing. Such request shall indicate the reason for an extension of time. This shall be submitted as an attachment to the cost breakdowns.

It is the Contractor's responsibility for coordinating all related work indicated or otherwise. Do not proceed with this work unless you have written authorization, this is not an authorization to proceed with the work described herein, nor is this a change order or Construction Change Directive.

RELATED DRAWINGS AND SPECIFICATIONS:

Drawing: A0.2, E101
Bulletin Drawings: BD-none
Specification Section: 323113

DESCRIPTION OF WORK:

Upgrading chainlink fence to 6'-0" high steel fence to match existing fence at jail, adding sliding gates to match fence and adding a man gate at the existing stairs to prevent foot traffic to site. One gate is to be automatic and the other gate to be manual.

ATTACHMENTS:

REQUESTED BY:

(Signature)

(Printed name and title)

COOPER

CONSTRUCTION COMPANY, INC.

GENERAL AND DESIGN / BUILD CONTRACTOR

MAIL: P.O. Box 806
Hendersonville, NC 28793-0806

LOCATION: 761 S. Allen Road
Flat Rock, NC 28731

(3RD GENERATION/FAMILY OWNED)

PH: 828/692-7238

FAX: 828/696-9978

WEB: www.cooperconst.com

April 29, 2014

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PRINCIPALS

THOMAS L. (TOM) COOPER
President
Chief Executive Officer

J. MICHAEL COOPER
Executive Vice President & Secretary
Chief Operations Officer

ADMINISTRATION

DELAINE DeBRUHL
Vice President & Field Operations Manager

LANE E. FEAVER
Treasurer/Chief Financial Officer
Controller

KELLY COOPER-FORD
Assistant Secretary
Assistant Controller/Human Resources

KATHERINE WRIGHT
Administrative Assistant

GENERAL CONSTRUCTION GROUP

ZACH COOPER, LEED AP, BD+C
Assistant Vice President
Estimator/Project Manager

TREY FORD
Assistant Vice President
Estimator/Project Manager

GREG HEDRICK
Estimator/Project Manager

JOSH SHOBER, LEED AP
Estimator/Project Manager

JIM THOMAS
Estimator/Project Manager

JERRY YOUNG
Estimator/Project Manager

HVAC GROUP

BARRY HOLBERT
Estimator/Project Manager

UTILITY GROUP

DANNY DASH
Estimator/Project Manager

Mr. Marcus Jones, PE County Engineer
Mr. David Berry, Henderson County
1 Historic Courthouse Square, Suite 6
Hendersonville, NC 28792

Re: Revised Fencing and Gates Change Order Request
PSAP Relocation

Gentlemen:

Per our walk through on site on Wednesday April 16, 2014, this is to document the changes requested to the exterior fencing, gates and gate operators and to request a change order for same. The referenced plan sheets are A0.2 and E101.

- 1) The material of the fencing and gates shall be changed from coated chain link to 6'-0" high Montage Plus Ameristar steel fence.
- 2) The two gates, gate operators, card readers and electrical for same located nearest North Grove Street shall be eliminated. In lieu of that elimination, a manual sliding cantilevered gate shall be added. The gate shall be locked with Owner provided lock. The gate when opened shall be located in a position to avoid existing impediments and shall slide toward 1st Avenue East.
- 3) At the top of the existing steps, a manual gate shall be installed with a card reader access to match the card readers installed in the new work.
- 4) The gates at the opposite end of the parking lot from the cantilevered gate will both open with one card reader. Each gate shall have its own heavy duty operator. The card reader shall have an intercom feature that will be run into the building to the room labeled "Evidence Custodian" and will allow the gates to be open from inside the building. The card reader shall be located to the left after turning off 1st. Avenue East. The reader shall be at or near the radius before turning into the parking lot entry.
- 5) A sensor loop will be installed inside the parking lot to allow egress. It will be located at a distance far enough away to allow the gates open without obstruction.
- 6) The scope of work is further defined in the attached S&S Builders quote.
- 7) Engineering for the fence is not included in this revised price.
- 8) The Subcontractor's quotes are attached.

The pricing is as follows:

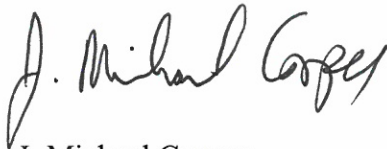
Add for revised fencing material, gates and electrical around the parking lot furnished and installed and including the value in alternates 3a and 3b is twenty-one thousand eight hundred fourteen dollars (\$21,814.00).

The breakdown is as follows:

1) Fence, gates and operators	S&S Builders	\$56,264.00
2) Midnight Electric credit		<\$ 473.00>
3) Delete card readers from S&S quote		<\$ 700.00>
4) Subtotal		\$55,091.00
5) 10%		\$ 5,509.00
6) Subtotal		\$60,600.00
7) Bond and permits		\$ 1,034.00
8) Subtotal		\$61,634.00
9) Less the included Alternates 3a and 3b		<\$39,820.00>
10) Total add		\$21,814.00

Thank you for this opportunity and if there are any questions, please let us know.

Sincerely,



J. Michael Cooper
Executive Vice President & Secretary/COO



APR 23 2014

Post Office Box 691
Hendersonville, North Carolina 28793
828 / 692-5759

Attn: Jim Thomas

Proposal

PROPOSAL SUBMITTED TO Cooper Construction Co., INC.		PHONE 692-7438	Page No. of Pages	DATE 4-24-14
STREET P.O. Box 806		JOB NAME Parking Lot relocation PSAP		
CITY, STATE AND ZIP CODE Hendersonville, n.C. 28793		JOB LOCATION 1st & Grove Street - Hendersonville, N.C.		
ARCHITECT	DATE OF PLANS		JOB PHONE	

We hereby propose to furnish materials and labor necessary for the completion of:

installing 384 ft. of 6ft. high Montage Plus

black Ameristar steel fence at lower parking lot as laid out with Jim Thomas. Fence to be 3rail black with 2 1/2" square posts set in concrete. At the top of the drive on the drive on the Grove St. side will be 1-24ft. cantilever gate. Also a walk gate with card reader and operator will be installed at the top of the stairs to the parking lot. At the other end of the parking will be a 24ft. swing gate with heavy duty gate operators and magna latch. The gate leaves will be operated by a card reader and there will also be a phone inter-com. An exit loop will allow exit thru the double drive gate. Gate posts will be core drilled in the concrete curb and sidewalk as needed.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Fifty-Six Thousand Eight Hundred Sixty-Four and no/100 ----- dollars (\$ 56,864.00)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Signature _____

Date of Acceptance: _____

Signature _____



Attn: Jim Thomas

Proposal

Post Office Box 691
Hendersonville, North Carolina 28793
828 / 692-5759

APR 24 2014

Page No. of Pages

PROPOSAL SUBMITTED TO Cooper Construction Co., Inc.		PHONE 692-7238	DATE 4-24-14
STREET		JOB NAME PSAP Relocation - Parking Lot	
CITY, STATE AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of:

Jim

Per our conversation you can deduct \$600.00 from ou proposal dated 4-24-14 for fencing around the parking lot. A gate operator was priced in our proposal for the walk gate which I understand is not required. I have adjusted our price accordingly.

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Fifty-Six Thousand Two Hundred Sixty-Four and no/100 ----- 56,264.00

Payment to be made as follows: _____ dollars (\$ _____)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Signature _____

Date of Acceptance: _____

Signature _____

MID-NITE ELECTRIC CO.

P.O. Box 1566 Andrews, N.C. 28901
Phone: 828-321-4279/Fax: 828-321-1500
E-mail: bryanmclure5@gmail.com

Owner: JD Queen, N.C. Electrical
License Number: NC 11247-U

Attention: ESTIMATOR

Date: 04-24-14

Project: PSAP RELOCATION HENDERSONVILLE NC

Change Request to deduct card readers and power for electronic gate on the North Grove Street end of project, deduct second card reader at main entrance,

Deduct: \$ 2,571.71

Add card reader at stairs on same end of project, directional boring will remain for ground conductor to new fence.

Relocate one card reader at the main entrance to first curb on the First avenue end of project, add intercom at main entrance and extend raceway for intercom raceway to Evidence Custodian Room.

Add: \$ 2,098.31

Total Deduct \$ 473.40

QUOTE GOOD FOR THIRTY (30) DAYS.

BOND RATE:

\$0.00 TO \$100,000.00 @ 2.5%

\$100,001.00 TO \$500,00.00 @ 1.5%

\$500,001.00 TO \$1,000,000.00 @ 1%

ESTIMATOR: Bryan McClure

Regards

Mid Nite Electric Company

J D Queen

HENDERSON COUNTY, NC -- NC STATE 911 PSAP GRANT

GRANT BUDGET

PROPOSED HENDERSON COUNTY RELOCATED PSAP

	Budgeted
CONSTRUCTION/RENOVATION	\$1,620,853.00
Contingency @ 10%	\$162,085.00
Total	\$1,782,938.00
PROFESSIONAL FEES	
A/E Design	\$162,085.00
911 Consultant	\$212,000.00
Total	\$374,085.00
ADDITIONAL SERVICES	
Permits	
Testing	
Water/Sanitary Connections (Existing Building)	
Total	\$10,000.00
TECHNOLOGY	
Bldg. Telephone System	\$24,505.00
911 Telephony	\$344,829.00
Radio Consoles	\$280,715.00
CAD	\$95,879.00
Net Clock	\$10,000.00
Tower	\$105,000.00
Work Stations	\$100,950.00
Contingency @ 5%	\$51,966.00
Total	\$1,013,844.00
PROJECT OTHER / CONTINGENCY	
Total	\$419,133.00
TOTAL PROJECT BUDGET	\$3,600,000.00