Staff Report

Council Meeting Date: July 27, 2021

Subject: Public Works (Building A) Roof Replacement - Construction Contract

Staff Resource(s): Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with J. Bartholomew Construction, LLC. in the amount of $496,400 for the Public Works Building A Roof Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $74,460 (15%).

Background:

- Several roof leaks in the building envelope have been identified at the Public Works Building A Facility, located at 161 S. Charlotte Street.
- The roofing membrane at this facility has reached its end-of-life.
- To maintain operations at the facility, a new roofing system must be installed.
- This project will also see repairs or improvements to other building envelope items such as the skylight system, masonry, window sealants, and through wall flashings.
- This project was identified for replacement in the Capital Projects Priority Schedule.
- Bids were advertised on May 13, 2021.
- The City received and opened three bids on June 10, 2020.
- The names of the contractors and bid amounts (with selected alternates) are listed below:
    - J Bartholomew Construction, LLC. *Hendersonville, NC* $496,400
    - Nations Roof of Carolina, LLC. *Charlotte, NC* $948,000
    - WNC Roofing, LLC. *Fletcher, NC* $837,520
- J Bartholomew Construction, LLC. was the lowest responsible responsive bidder.
- Due to Covid-19 disruptions causing roofing material shortages, the contractor will be given 275 days from the date of the Notice to Proceed to execute the work, substantial completion for all work will be limited to the end of Spring 2022.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses through solicitation processes which include posting on the State's Interactive Purchasing System and requiring prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
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- No MWBE firms submitted bids with this prime contractor.

Council Goal(s):

- A financially resilient city

Committee(s):

- None

Pro(s):

- These repairs or improvements will give the building's envelope another 20 years of usable life.
- The new roofing membrane material will be compatible with fluid applied membrane applications in the future, resulting in lower planned maintenance costs for the remainder of the building's usable life.

Con(s):

- During construction, some modest disruption will be seen and heard by building occupants.

Fiscal Impact:
- Funding for this contract is already included in the Adopted Capital Improvement Program budget.

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with J. Bartholomew Construction, LLC. in the amount of $496,400, for the Public Works Building A Roof Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $74,460 (15%).

Attachment(s)
- Resolution
- Map of project

RESOLUTION NO. 21-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J. BARTHOLOMEW CONSTRUCTION, LLC FOR THE PUBLIC WORKS BUILDING A ROOF REPLACEMENT PROJECT.

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, pursuant to N.C.G.S. § 143-129, bids were solicited for the Public Works Building A Roof Replacement Project, City of Asheville Project #B2001**;** and

WHEREAS, the J. BARTHOLOMEW CONSTRUCTION, LLC. of HENDERSONVILLE, NC was the lowest responsible bidder for the project; and

WHEREAS, the J. BARTHOLOMEW CONSTRUCTION, LLC. shall provide all labor, materials, and equipment for the project; and

WHEREAS, the amount of the bid is $496,400, and funding for the project is allocated within the Capital Improvement Program Fund;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute a contract with J. Bartholomew Construction, LLC. in the amount of $496,400, for the Public Works Building A Roof Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $74,460 (15%).

Read, approved, and adopted this the 27th day of July 2021.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney

Map of Project

Project Address: *(Red Marker)*
Asheville Public Works - Building A
161 S. Charlotte St.
Asheville, NC 28801

