THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: May 26, 2020

Subject: Shelburne Roof and Window Replacement

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 $632,500, for the Shelburne Roof and Window 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 5% ($31,625).

Background:

- This property located at 75 Shelburne Road was returned to City ownership at no cost to the City from a Federal agency about ten years ago. At the time of transfer to City ownership, the building was in poor condition and has continued to deteriorate.
- Currently this facility houses Facilities Maintenance and several Police operations. The site also serves as a materials storage facility for Public Works stormwater, sanitation, and fleet management.
- The building now houses essential City functions that require dry, secure conditions.
- The roof and masonry are leaking. This project will replace roofing systems throughout the 1960's building and complete structural masonry repairs. High-bay windows in the former “drill hall”, while significantly deteriorating, are currently functional.
- Request for Bids was first advertised on March 11, 2020. No pre-bid meeting was held due to observance of pandemic public health concerns. Additional site information was provided to bidders.
- Formal bids were received April 30, 2020. The bids were not opened because only two bids were received.
- Request for Bids was Re-Advertised on May 5, 2020. Contractors were offered site visits following current COVID-19 restrictions per the State of North Carolina, Buncombe County, and the City of Asheville.
- Window Replacement not accepted: Additive Alternate #2 for upper window replacement did not meet the project budget. Windows are currently functioning and will need to be addressed in a future project.
- Construction will begin around July 15, 2020 with completion around November 15, 2020.
- Two bids were received and formally opened on May 14, 2020, their names and Base Bid + Alternate # 1 amounts are listed below:

    - J. Bartholomew Construction — Hendersonville, NC — $ 632,500
    - WNC Roofing — Fletcher, NC — $ 774,000

    J. Bartholomew Construction, LLC was the lowest responsive, responsible bidder.

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. The low bidder is not MWBE. The Contractor did document outreach to MWBE sub-contractors. Hemphill Concrete and Finishing (Black Minority Business Enterprise) of Brevard, NC will be performing masonry repairs.

Council Goal(s):

- A Clean and Healthy Environment & A Financially Resilient City

Committee(s):

- None

Pro(s):

- The roof system will be insulated per current codes and leak free.

Con(s):

- None

Fiscal Impact:

- Funding for this contract is included in the Capital Improvement Program (CIP).

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 $632,500, for the Shelburne Roof and Window Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 5% contingency amount of $31,625.

Attachment(s)

- Resolution

RESOLUTION NO. 20-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J. BARTHOLOMEW CONSTRUCTION, FOR THE SHELBURNE ROOF AND WINDOW 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 Shelburne Roof and Window Replacement project, City of Asheville Project # 298-rebid-ShelburneRoof. Base Bid and Alternate #1 are accepted. Window replacement in Alternate #2 did not meet the budget and is not accepted**;** and

WHEREAS, J. Bartholomew Construction, LLC of Hendersonville, NC was the lowest responsive, responsible bidder for the project; and

WHEREAS, the amount of the bid is $ 632,500.00, and funding for the project is allocated within the Capital Projects Program budget;

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 $ 632,500, for the Shelburne Roof and Window Replacement project; further authorizing the City Manager to execute any change orders that may arise during the project up to the 5% construction contingency amount of $ 31,625.

Read, approved and adopted this the 26th day of May, 2020.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney