THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: June 23, 2020

Subject: Asheville City Hall - Belfry Roof Replacement and Terra Cotta Masonry Repairs

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

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Midwest Maintenance, Inc., in the amount of $ 880,706, for the Asheville City Hall - Belfry Roof Replacement and Terra Cotta Masonry Repairs 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% ($44,035).

Background:

- The Belfry is the very top, peak section of the roof. It contains the bell and chimes. It has an asphalt roof that forms the floor of this open-air area.
- This work is essential to complete. The roof and masonry are leaking and are significantly deteriorated which has caused interior damage.
- The City Hall main roof was last restored in 2001 and is in acceptable condition.
- An Historic Resources Minor Work Certificate of Appropriateness has been issued.
- A Request for Bids was first advertised on February 25, 2020. A Mandatory pre-bid meeting was held on March 10, 2020. The original bid date was March 26, 2020. The Bid receipt deadline was delayed as COVID-19 procedures were developing.
- Informal bids were received April 14, 2020. The bids were not responsive because there were no bids provided that met the allocated budget and NCGS Informal requirements.
- The Request for Bids was re-advertised on April 29, 2020 after an additional budget amount was allocated to the project from other facility maintenance project funding sources.
- A pre-bid meeting was not offered or required due to mass gathering restrictions related to COVID-19. Contractors were offered site visits following current COVID-19 restrictions per the State of North Carolina, Buncombe County, and the City of Asheville. More Contractors showed interest in the project and made site visits to City Hall.
- Construction will begin in mid-July 2020 with completion expected in November 2020.
- Four bids were received and opened on May 28, 2020. The low bid was deemed non-responsive because they did not submit all of the paperwork required to document business inclusion efforts. The resulting responsive base bids (including bid alternates) are listed below:

Contractor	Location	Amount
Baker Roofing Company	Charlotte, NC	$ 2,012,420
J. Wayne Poole, Inc.	Greensboro, NC	$ 1,282,963
Midwest Maintenance, Inc.	Piqua, OH	$ 880,706

Midwest Maintenance, Inc. 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 bid Contractor did document outreach to MWBE subcontractors. Results: Welling, Inc. of Cincinnati, OH, WBE, material supplier, $17,397 and Dillion Construction Services, Irmo, SC, MWBE (Woman and Minority owned), plaster repair, $3,560.

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 building codes and will be leak free.
- The historic landmark of City Hall will be provided with necessary repairs.

Con(s):

- The contractor will take the back row of City parking spots along Davidson Drive during construction for staging and logistics.

Fiscal Impact:

- Staff will utilize existing building maintenance funding within the Adopted Capital Improvement Program (CIP) to fund this contract.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Midwest Maintenance, Inc. in the amount of $ 880,706, for the Asheville City Hall - Belfry Roof Replacement and Terra Cotta Masonry Repairs 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 $ 44,035.

Attachment(s)

- Resolution

RESOLUTION NO. 20-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MIDWEST MAINTENANCE, INC, FOR THE ASHEVILLE CITY HALL - BELFRY ROOF REPLACEMENT AND TERRA COTTA MASONRY REPAIRS 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 Asheville City Hall - Belfry Roof Replacement and Terra Cotta Masonry Repairs project, City of Asheville Project # 298-CP20-FORMAL-Belfry**;** and

WHEREAS, Midwest Maintenance, Inc. of Piqua, Ohio, was the lowest responsive, responsible bidder for the project; and

WHEREAS, the amount of the bid is $ 880,706, 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 Midwest Maintenance, Inc., in the amount of $ 880,706.00, for the Asheville City Hall - Belfry Roof Replacement and Terra Cotta Masonry Repairs 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 $ 44,035.

Read, approved, and adopted this the 23rd day of June 2020.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney