

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** April 20, 2005

**SUBJECT:** Human Services Building Bids

**ATTACHMENTS:** Yes

#### **SUMMARY OF REQUEST:**

On April 13, 2005, bids were opened for the construction of the new Human Services Building. We received six proposals which are shown on the attached Bid Tabulation Form. The lowest bid was from Cooper Construction Company of Hendersonville for \$9,417,243 including the recommended alternates. Staff is pleased to inform the Board that the bid was approximately one-half million dollars below the architect's estimate. The balance of the funds will be used for construction contingencies and FF&E for County and the school's projects.

Our architectural firm, Calloway, Johnson, Moore & West, has reviewed Cooper's bid and has stated that they are the lowest responsible bidder. They recommend that the Board award the bid to Cooper Construction Company. A copy of their cover letter is attached.

#### **COUNTY MANAGER'S RECOMMENDATION/BOARD ACTION REQUIRED:**

Staff recommends that the Board accept the bid from Cooper Construction Company and authorize staff to negotiate and sign a contract.



CALLOWAY, JOHNSON, MOORE, & WEST, P. A.  
 ONE PAGE AVENUE, SUITE 200  
 ASHEVILLE, NORTH CAROLINA 28801

**BID TABULATION**

PROJECT NAME: HENDERSON COUNTY  
 Human Services Building

PROJECT NO.: 04-3020

BIDS DUE: April 13, 2005  
 TIME: 2:00 PM

BIDDERS	LICENSE NUMBER	BID SECURITY	ADDENDA RECEIVED	MBE FORMS	BASE BID	ALTERNATE E-1 Voice/Data Cabling	ALTERNATE E-2 Additional Cabling Ports	ALTERNATE E-3 UPS at IT Areas	ALTERNATE M-1 Addl DDC System	REMARKS
COOPER CONSTRUCTION COMPANY	4763	YES	1 & 2	YES	\$9,105,000.00	\$191,440.00	\$42,984.00	\$24,075.00	\$53,744.00	
H & H BUILDERS	1245	YES	1 & 2	YES	\$10,288,000.00	\$195,000.00	\$43,800.00	\$24,750.00	NO CHANGE	
MC CARROLL CONSTRUCTION	23121	YES	1 & 2	YES	\$9,640,000.00	\$199,000.00	\$45,000.00	\$26,000.00	\$0.00	
NC MONROE CONSTRUCTION	2393	YES	1 & 2	YES	\$10,320,000.00	\$192,600.00	\$53,750.00	\$24,500.00	NO CHANGE	
RANDOLPH BUILDERS	21477	YES	1 & 2	YES	\$9,246,000.00	\$186,000.00	\$42,000.00	\$26,000.00	NO CHANGE	
STREDVEY CONSTRUCTION COMPANY INC.	36116	YES	1 & 2	YES	\$9,965,000.00	\$190,000.00	\$43,000.00	\$24,500.00	NO CHANGE	

I CERTIFY THAT THE DATA ENTERED ON THIS BID TABULATION ACCURATELY REFLECTS THE INFORMATION CONTAINED IN THE ORIGINAL BIDS RECEIVED ON APRIL 13, 2005

*Michael Perry*

DATE: *April 14, 2005*



architecture | engineering | interior design

One Page Avenue : Suite 200  
Asheville, North Carolina 28801

p.828.225.7400 : f.828.225.7401  
info@cjm.w.com : www.cjm.w.com

April 14, 2005

Mr. David Nicholson  
County Manager  
Henderson County  
100 N. King Street  
Hendersonville, NC 28792

Re: Henderson County, Human Services Building  
Project No. 04-3020

Dear Bill:

On April 13, 2005, the County received bids from six contractors for the Henderson County, Human Services Building to enter a single prime contract for construction of the new facilities.

All of the bids received were within budget and we recommend award of the contract to Cooper Construction Company, the low bidder, with the following alternates:

- A. Alternate No. E-1: (Voice/Data Cabling) – This alternate includes all voice and data cabling as shown on drawings and described in Section 16750 of the specifications. The alternate includes racks and termination of cables. Conduit boxes and cable trays are part of base bid.

We recommend including this work with this contract as it assures coordination of the work within a single prime contract.

**Alternate No. E-1: Add \$191,440.00**

- B. Alternate No. E-2: (Add Additional Port to all 3 Port Locations) – This alternate includes a fourth cable from distribution points to all locations shown to have three ports under Alternate No. E-1. This work was set as an alternate as three drops per jacks is a more typical industry standard.

This alternate calls for all essential data jacks to have 4 drops at each jack, which is a County standard.

**Alternate No. E-2: Add \$42,984.00**

- C. Alternate No. E-3: (Add UPS to IT Department) – This alternate provides a 20 KVA uninterruptible power supply as shown on the drawings and described in Section 16264 of the specifications.

The UPS provides for continuous power at select server rooms in the event of power outages while the generator power kicks in.

We recommend this alternate as it provides continuity of power for servers.

**Alternate No. E-3: Add \$24,075.00**

- D. Alternate No. M-1: (Add Central DDC System) – This alternate provides central direct digital controls system as described on Sheet M5.01 of the drawings.

This system provides for an energy management of mechanical systems that the County can operate from a single maintenance office.

We recommend this alternate, as it is a more efficient operation than operating each unit independently.

**Alternate No. M-1: Add \$53,744.00**

We recommend entering into a contract with the low bidder, Cooper Construction Company. The following is the basis for the contract:

<b>Base Bid</b> .....	<b>\$9,105,000.00</b>
<b>Alternate No. E-1</b> .....	<b>191,440.00</b>
<b>Alternate No. E-2</b> .....	<b>42,984.00</b>
<b>Alternate No. E-3</b> .....	<b>24,075.00</b>
<b>Alternate No. M-1</b> .....	<b><u>53,744.00</u></b>
<b>Total Contract Amount</b> .....	<b><u>\$9,417,243.00</u></b>

We have enclosed the following for your records:

1. Certified Bid Tabulation Form
2. Proposal Form from Cooper Construction Company
3. Minority Business Documentation from Cooper Construction Company
4. Bid Bond from Cooper Construction Company



Mr. David Nicholson  
April 14, 2005  
Pg. 3 of 3

If you have any questions please call.

Sincerely,

A handwritten signature in black ink that reads "Michael Derrig". The signature is written in a cursive style with a large, sweeping initial "M".

Michael J. Derrig, AIA  
Project Architect

MJD:bbr

cc: File .8