

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 17, 2014

SUBJECT: **Construction Contract**
1995 Courthouse Renovations

PRESENTER: Marcus Jones, P. E.

ATTACHMENTS: Yes

1. Presentation with Layout Sketches, Budget & Schedule
2. Moseley Architect's Tabulation of Bids

SUMMARY OF REQUEST:

During the Board's July 17, 2013 meeting, Engineering was directed to continue the 1995 Courthouse project based on the programming approved during the meeting. The presentation from the July 17th meeting is attached to brief the Board on the approved programming (layout) of the Courthouse. Of course, the priority for the project is to upgrade the security of the Courthouse.

On February 4, 2014, bids were opened for the project based on Moseley Architect's subsequent design from the July 17th Board meeting. A tabulation of the bids is attached. The bids were significantly over the budget. With the approved total project budget of \$1.0 million, a construction budget will need to be approximately \$750,000 to \$800,000. The lowest bid, Marsh Bell Construction Co, Inc., was \$1,124,173; more than \$300,000 over budget.

With the bids greater than 25% over budget, Engineering recommends rejecting the bids from the February 4th opening and to direct staff to develop projects options for the Board's consideration that are within the approved budget.

BOARD ACTION REQUESTED: Reject the February 4th bids for the 1995 Courthouse Renovations and direct staff to develop project options for the Board's consideration that are within the approved budget.

Suggested Motion:

I move the Board reject the February 4th bids for the 1995 Courthouse Renovations and direct staff to develop project options for the Board's consideration that are within the approved budget.

1995 Courthouse Renovations

Project Layout Approval

July 17, 2013

Henderson County Engineering



Project Layout Approval

Presentation Overview

- Project Layout (Programming)
- Project Budget
- Project Schedule

Henderson County Engineering



Project Layout Approval

Project Layout (following 6 slides)

- Ground Floor
- First Floor
- Second Floor
- 3 Parking Slides
 - Overall
 - North Lot
 - South Lot

Henderson County Engineering



**PROGRESS
 PRINT NOT FOR
 CONSTRUCTION**

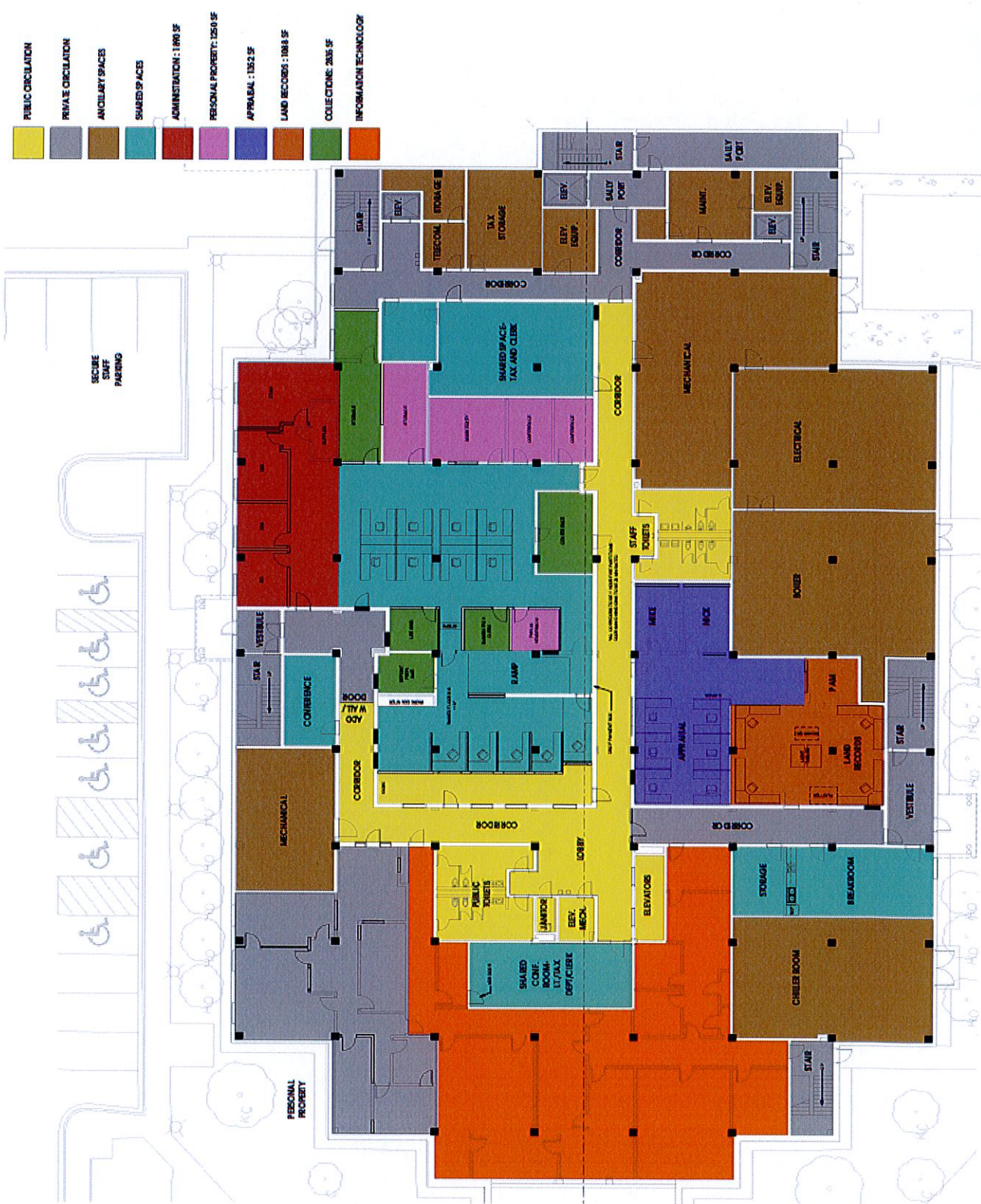
**COURTHOUSE SPACE ALLOCATION &
 SECURITY UPGRADE**

| | |
|-----------|-----------------------------|
| DATE: | 08/14/14 |
| SCALE: | 1/4" = 1'-0" |
| PROJECT: | COURTHOUSE SECURITY UPGRADE |
| DESIGNER: | MOSELEY ARCHITECTS |
| DATE: | 08/14/14 |

| | |
|-----|---------------------|
| NO. | DESCRIPTION |
| 1 | MECHANICAL |
| 2 | ELECTRICAL |
| 3 | BOILER |
| 4 | APPRAISAL |
| 5 | LAND RECORDS |
| 6 | RECORDS |
| 7 | APPRaisal |
| 8 | PERSONAL PROPERTY |
| 9 | ADMINISTRATION |
| 10 | SHARED SPACES |
| 11 | ANCILLARY SPACES |
| 12 | PRIVATE CIRCULATION |
| 13 | PUBLIC CIRCULATION |

**GROUND FLOOR
 SCHEMATIC PLAN**

SD.1

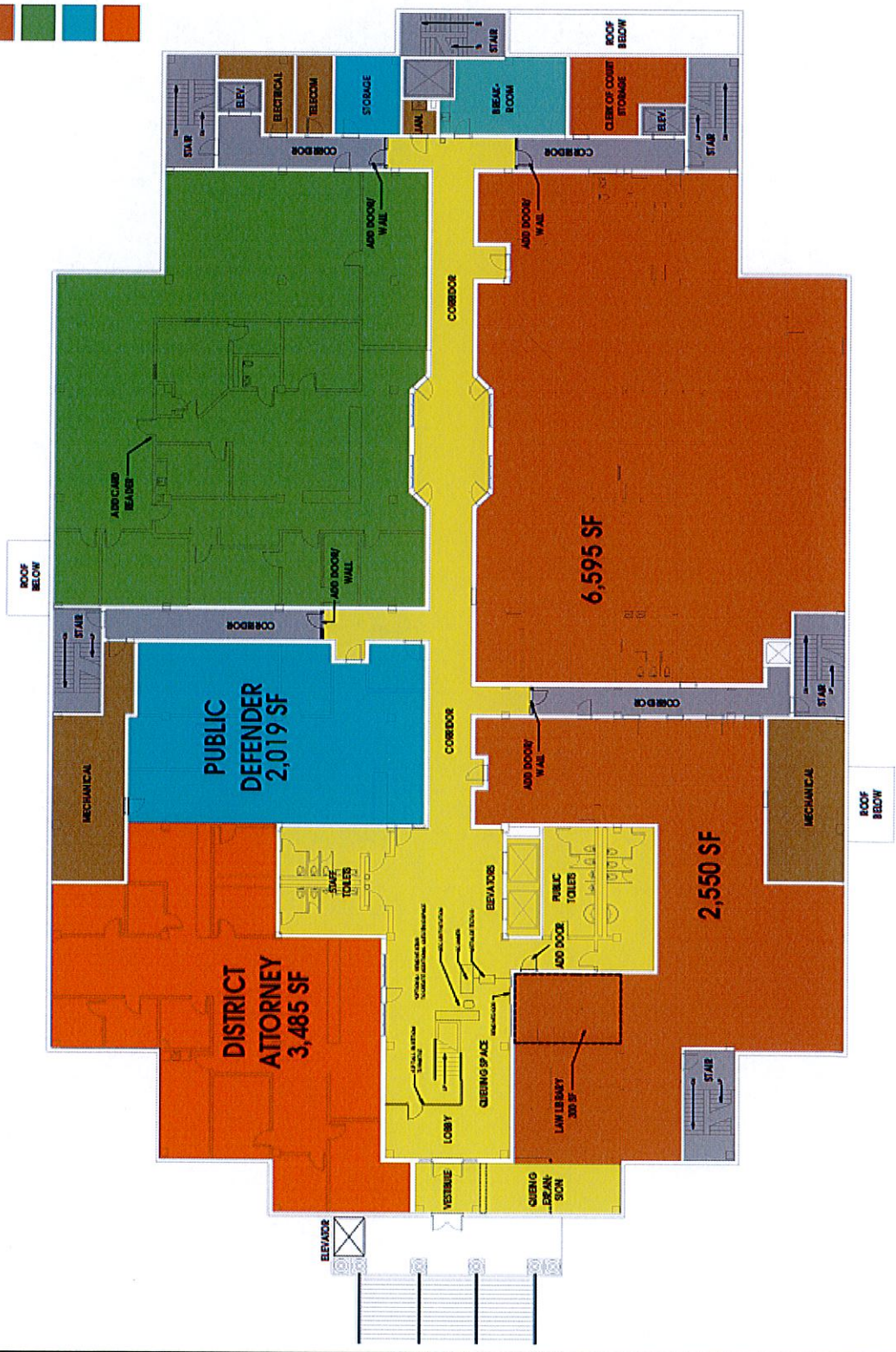


COURTHOUSE SPACE ALLOCATION & SECURITY UPGRADE
 200 North Grove Street, Hendersonville, NC 28792

MOSELEY ARCHITECTS
 THE HENRIETTA BUILDING, 100 N. 2ND ST., HENDERSONVILLE, NC 28792
 TEL: 704.942.1234 FAX: 704.942.1235

PROGRESS
 PRINT NOT FOR
 CONSTRUCTION

- PUBLIC SPACE
- PRIVATE SPACE
- SHARED SPACE
- ANCILLARY SPACE
- CLERK OF COURTS
- REGISTER OF DEEDS
- PUBLIC DEFENDER
- DISTRICT ATTORNEY



SECOND FLOOR PLAN - SCHEMATIC OPTION 1

PROGRESS
 PRINT NOT FOR
 CONSTRUCTION

**COURTHOUSE SPACE ALLOCATION &
 SECURITY UPGRADE**
 Henderson County, North Carolina
 200 North Grove Street, Hendersonville, NC 28792

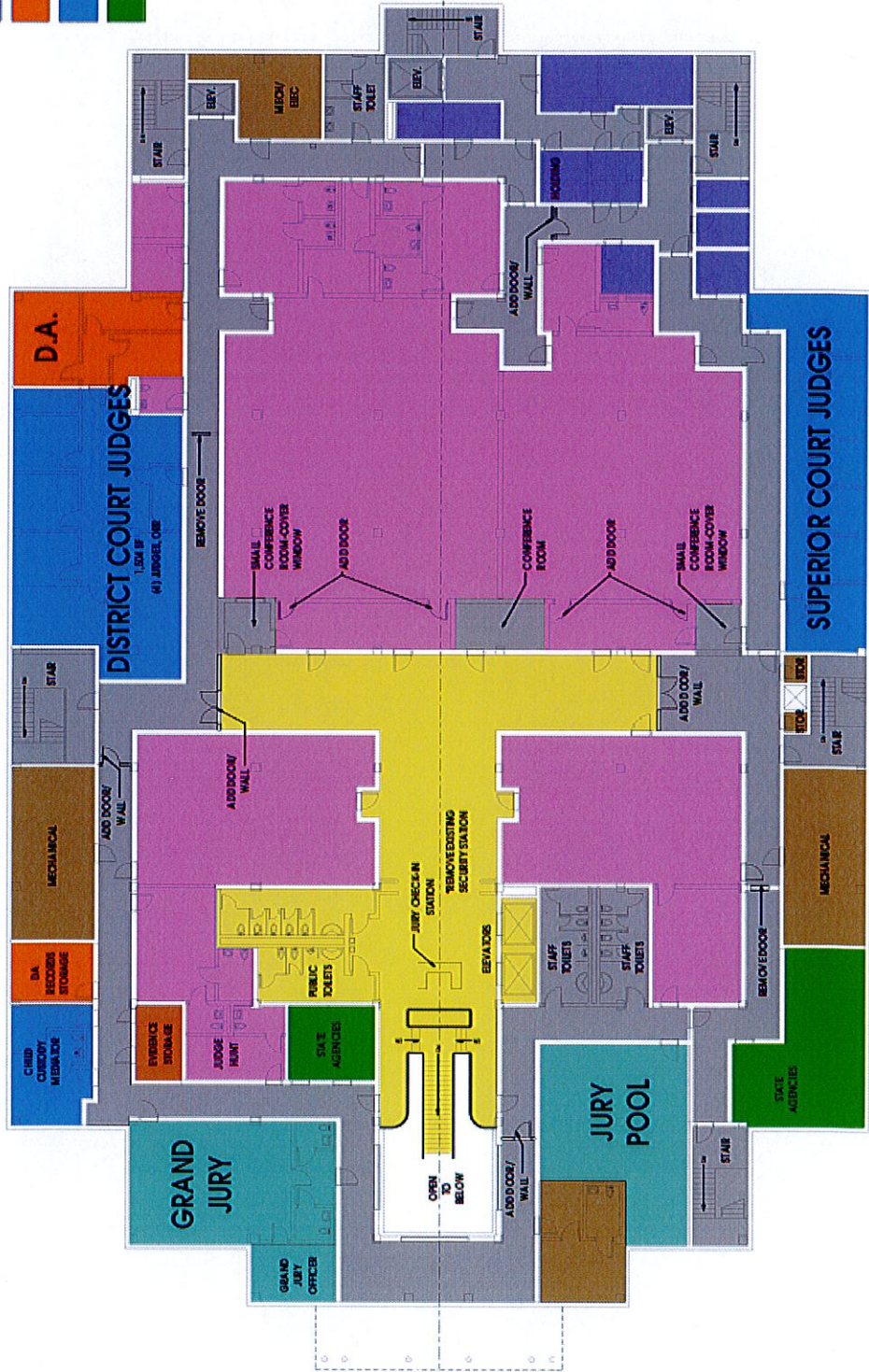
| | |
|-------------|--------------------|
| DATE | 11/11/11 |
| DESIGNED BY | MOSELEY ARCHITECTS |
| DRAWN BY | MOSELEY ARCHITECTS |
| CHECKED BY | MOSELEY ARCHITECTS |
| SCALE | AS SHOWN |

| | |
|-------------|----------|
| NO. | 1 |
| DATE | 11/11/11 |
| DESCRIPTION | REVISION |
| NO. | 2 |
| DATE | 11/11/11 |
| DESCRIPTION | REVISION |
| NO. | 3 |
| DATE | 11/11/11 |
| DESCRIPTION | REVISION |

THIRD FLOOR CONCEPT PLAN

SD.3

- PUBLIC SPACE
- PRIVATE SPACE
- ANCILLARY SPACE
- COURT ROOMS
- GRAND JURY
- SHERIFF
- DISTRICT ATTORNEY
- JUDGE OFFICES
- STATE AGENCIES



THIRD FLOOR PLAN - SCHEMATIC OPTION 1

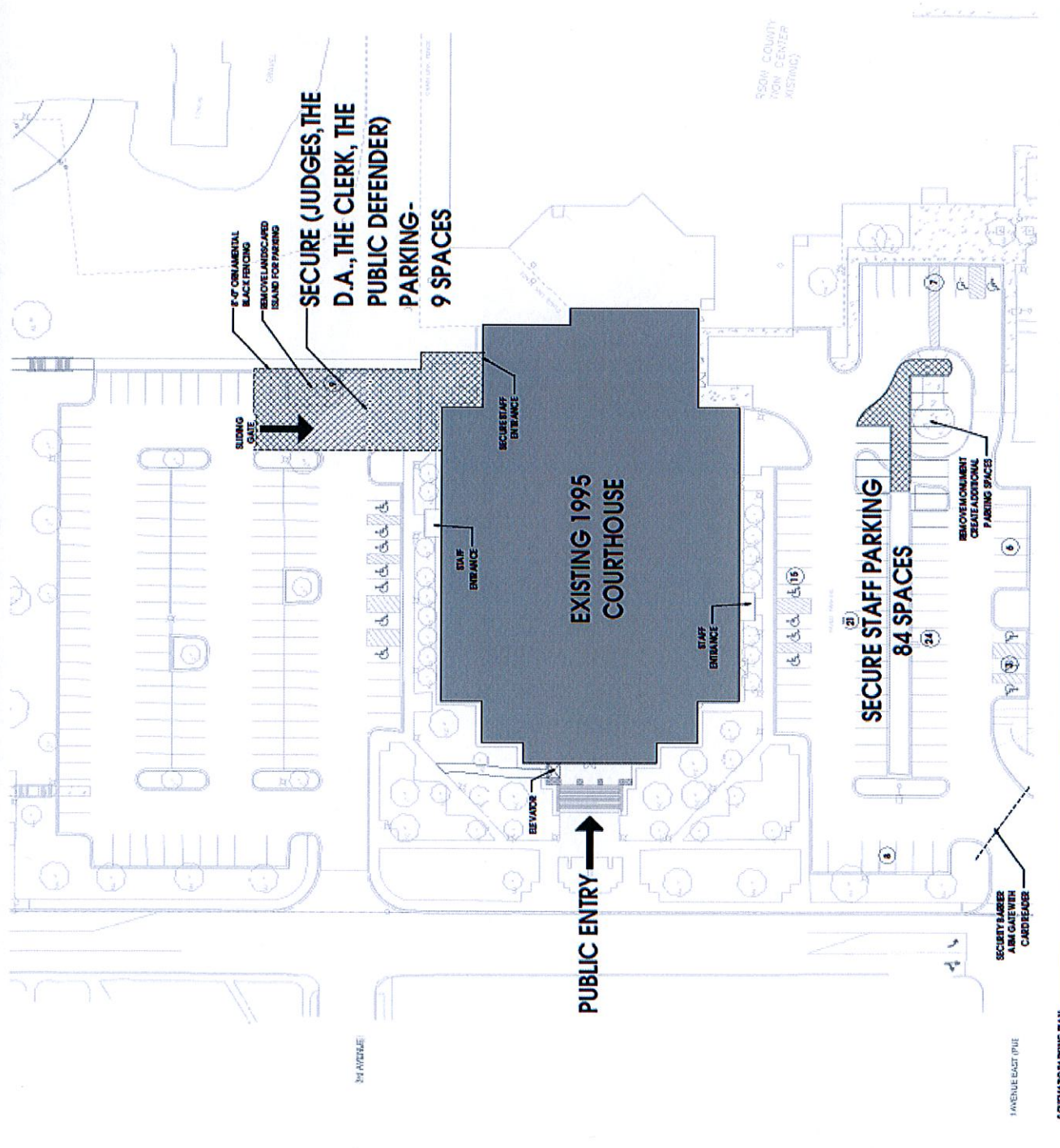
**PROGRESS
 PRINT NOT FOR
 CONSTRUCTION**

**COURTHOUSE SPACE ALLOCATION &
 SECURITY UPGRADE**
 Henderson County, North Carolina
 200 North Grove Street, Hendersonville, NC 28792

| | |
|------------|--------------------|
| DATE | DESCRIPTION |
| 10/15/2014 | ISSUED FOR PERMITS |
| 08/14/2014 | ISSUED FOR RFP |
| 07/14/2014 | ISSUED FOR RFP |
| 06/14/2014 | ISSUED FOR RFP |

| | |
|---------------|--------|
| NO. OF SPACES | TYPE |
| 84 | STAFF |
| 9 | PUBLIC |
| 93 | TOTAL |

**SD.0
 SITE PLAN-PARKING
 CONCEPT**



SECURE STAFF PARKING PLAN
 10/15/2014

8'-0" ORNAMENTAL
BLACK FENCING
REMOVE LANDSCAPED
ISLAND FOR PARKING

**SECURE (JUDGES, THE
D.A., THE CLERK, THE
PUBLIC DEFENDER)
PARKING -
9 SPACES**

SLIDING
GATE



SECURE STAFF
ENTRANCE

STAFF
ENTRANCE

**EXISTING 1995
COURTHOUSE**

STAFF
ENTRANCE

ELEVATOR



PSOM COUNTY
MAIN CENTER
EXISTING

**EXISTING 1995
COURTHOUSE**

**STAFF
ENTRANCE**

ELEVATOR

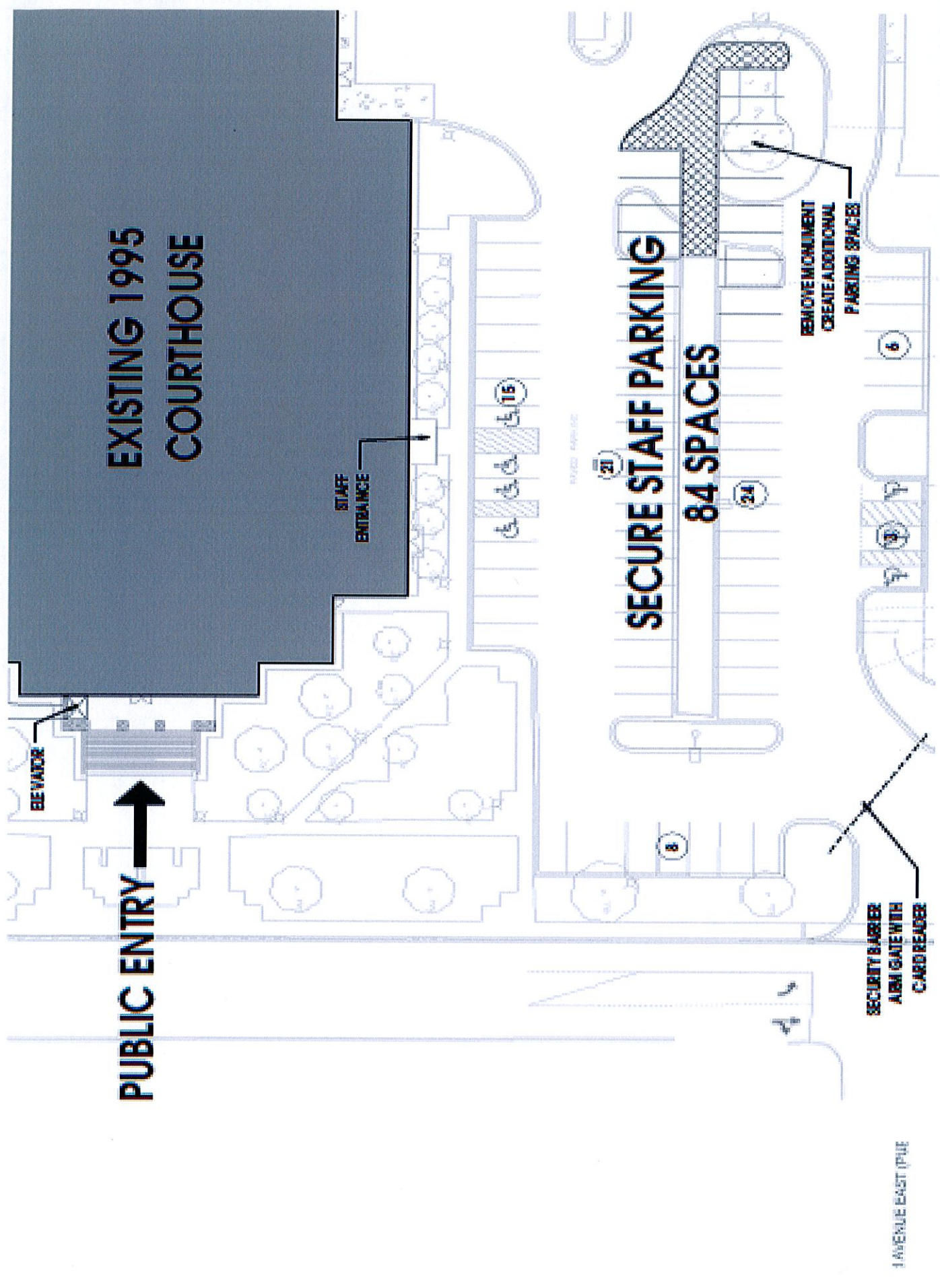
PUBLIC ENTRY →

**SECURE STAFF PARKING
84 SPACES**

**REMOVAL
MONUMENT
CREATE ADDITIONAL
PARKING SPACES**

**SECURITY BARRIER
ARM GATE WITH
CARD READER**

1 AVENUE EAST (PUE)



Project Layout Approval

Project Budget

- Construction & Contingency : \$825,000
- Fees: \$155,000
- Total Estimate: \$980,000
- Approved Budget: \$1,000,000
- Notes
 - Construction Cost Estimate dated 6/24/2013
 - Priority on Security Upgrades
 - No furniture included in budget

Henderson County Engineering



Project Layout Approval

Project Schedule

- Design Complete September 18
- Bid Opening October 22
- Contract to BOC November 4
- Notice to Proceed Mid November
- Construction Complete November 2014

Note, many variables in construction schedule: Departments/Agencies work schedules, Court schedules, etc

Henderson County Engineering



Project Layout Approval

Questions?

Thank you

Henderson County Engineering



TABULATION OF BIDS

| Project: Henderson County Courthouse Space Allocation and Security Upgrade | Architect's Commission No. : 530094 | Bids Receipt Time: February 4, 2014 at 3:00 p.m. Bids Opening Time: Immediately Thereafter | | | | | | | | | | |
|--|-------------------------------------|---|-------------------|--------------------------------|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--|
| MOSELEYARCHITECTS | | | | | | | | | | | | |
| BIDDER | License # | Attended Pre-Bid Meeting | Bid Bond Included | Number of Addenda Acknowledged | Sub Contractors Listed | Alternate 1 | Alternate 2 | Alternate 3 | Alternate 4 | Alternate 5 | Alternate 6 | Base Bid With Allowance \$3,000 - Interior Panel Signs |
| Bolton Construction & Service of WNC, Inc. | 53407 | Y | Y | 3 | Y | \$12,450 | \$21,000 | \$67,700 | \$18,480 | \$77,600 | \$135,500 | \$1,273,000 |
| Clayton Construction Company, Inc. | 47800 | Y | Y | 3 | Y | \$11,600 | \$5,100 | \$62,000 | \$4,500 | \$50,000 | \$27,700 | \$1,140,900 |
| Cooper Construction Company, Inc. | 4763 | Y | Y | 3 | Y | \$13,700 | \$9,450 | \$71,450 | \$8,600 | \$49,800 | \$140,000 | \$1,170,800 |
| Marsh Bell Construction Co., Inc. | 23539 | Y | Y | 3 | Y | \$13,073 | \$9,152 | \$65,884 | \$8,962 | \$48,553 | \$27,975 | \$1,124,173 |

DMK

_____ Daniel Mace, AIA, Vice-President
Moseley Architects

I certify this to be a true and accurate summary of the bids: