

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: November 23, 2015 AGENDA ITEM NUMBER: 9

SUBJECT:

RESOLUTION AWARDING A CONTRACT FOR ROOF REPLACEMENT AT THE FORSYTH COUNTY LAW ENFORCEMENT DETENTION CENTER (GENERAL SERVICES DEPARTMENT)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

Bids were received and publicly opened October 16, 2015, for the roof removal and replacement project at the Law Enforcement Detention Center. North Carolina General Statute (N.C.G.S.) 143-132(a) requires a minimum of three bids for formal construction and repair contracts, however fewer than three bids were received. Therefore, as required by N.C.G.S. 143-132(a) and 143-129, the project was re-advertised and bids were then opened on October 23, 2015.

The scope of work involves the complete removal of nearly 63,000 sq. ft. of existing single-ply membrane roof materials, insulation, and vapor barrier down to the concrete roof decks on all three levels, which were applied during the original building construction in 1992, and replacement with a new material composed of a vapor barrier membrane, lightweight insulating concrete, tapered to slope to the existing roof drains and openings, and a SBS modified bitumen roof membrane system which will carry a twenty-five year warranty.

In addition to the base bid amount add alternates were received as follows:

- Alternate BC-1: Repair or replace existing cracked brick
- Alternate BP-1: Brick tucking and pointing
- Alternate B&S-1: Remove and replace building expansion joint sealant and backer rod
- Alternate IG-1: Provide ice guards on upper standing seam roof
- Alternate LA-1: Remove existing copper arrestor system
- Alternate LA-2: Provide a new all aluminum lighting arrestor system
- Alternate PT-1: Scrape, clean, prepare and paint the lower roof screen structural members
- Alternate RE-1: Existing roof system materials removal and recycling
- Alternate VE-1: In place of Parafor 30, apply aluminum faced Veral flashing

Complete summary of the bids received:

	<u>Triad Roofing Company, Inc.</u>	<u>Owens Roofing, Inc.</u>
Base Bid	\$1,943,154	2,245,000
Alternate BC-1	\$7,475	\$3,500
Alternate BP-1	2,300	3,500
Alternate B&S-1	25,000	7,500
Alternate IG-1	500	700
Alternate LA-1	1,500	1,000
Alternate LA-2	19,500	20,000
Alternate PT-1	17,000	15,000
Alternate RE-1	19,127	2000
Alternate VE-1	6,764	no charge

SUMMARY OF INFORMATION: continued

It is recommended by the County Manager, General Services Director, and the Purchasing Director that the base bid in the amount of \$1,943,154, and add alternates nos. BC-1, BP-1, B&S-1, IG-1, LA-1, LA-2, and alternate PT-1 in the total amount of \$73,275 be accepted and a contract for this work be awarded to Triad Roofing Company, Inc., in the total amount of \$2,016,429. This amount is less than the project estimate of \$2,250,000.

As a component of its documentation, an affidavit was submitted by Triad Roofing Company, Inc., committing to 10% M/WBE subcontractor participation for this work.

It is further recommended that the County Manager be authorized to sign change orders up to an amount not to exceed \$100,000 upon written agreement with the contractor and the surety on the bond specifying the additional or different work undertaken.

ATTACHMENTS: YES NO

SIGNATURE: J. Kerley Oates, Jr. **DATE:** November 18, 2015
 COUNTY MANAGER

**RESOLUTION AWARDING A CONTRACT FOR ROOF REPLACEMENT AT THE
 FORSYTH COUNTY LAW ENFORCEMENT DETENTION CENTER
 (GENERAL SERVICES DEPARTMENT)**

WHEREAS, after due advertisement, bids were received and publicly opened by the City/County Purchasing Department at 3:00 PM, on Friday, October 16, 2015, for the roof removal and replacement project at the Law Enforcement Detention Center; and

WHEREAS, North Carolina General Statute (N.C.G.S.) 143-132(a) requires a minimum of three bids for formal construction and repair contracts, however fewer than three bids were received. Therefore, as required by N.C.G.S. 143-132(a) and 143-129, the project was re-advertised and bids were then opened on October 23, 2015 and the following bids were received:

	<u>Triad Roofing Company, Inc.</u>	<u>Owens Roofing, Inc.</u>
Base Bid	\$1,943,154	2,245,000
Alternate BC-1	\$7,475	\$3,500
Alternate BP-1	2,300	3,500
Alternate B&S-1	25,000	7,500
Alternate IG-1	500	700
Alternate LA-1	1,500	1,000
Alternate LA-2	19,500	20,000
Alternate PT-1	17,000	15,000
Alternate RE-1	19,127	2000
Alternate VE-1	6,764	no charge

; and

WHEREAS, in addition to the base bid amount, add alternates are as follows:

- Alternate BC-1: Repair or replace existing cracked brick
- Alternate BP-1: Brick tucking and pointing
- Alternate B&S-1: Remove and replace building expansion joint sealant and backer rod
- Alternate IG-1: Provide ice guards on upper standing seam roof
- Alternate LA-1: Remove existing copper arrestor system
- Alternate LA-2: Provide a new all aluminum lighting arrestor system
- Alternate PT-1: Scrape, clean, prepare and paint the lower roof screen structural members
- Alternate RE-1: Existing roof system materials removal and recycling
- Alternate VE-1: In place of Parafor 30, apply aluminum faced Veral flashing

; and

WHEREAS, it is the recommendation of the County Manager, General Services Director, and the Purchasing Director that the base bid in the amount of \$1,943,154, and add alternates nos. BC-1, BP-1, B&S-1, IG-1, LA-1, LA-2, and PT-1 in the total amount of \$73,275 be accepted and a contract for this work be awarded to Triad Roofing Company, Inc., in the total amount of \$2,016,429; and

WHEREAS, as a component of its documentation, an affidavit was submitted by Triad Roofing Company, Inc., committing to 10% M/WBE subcontractor participation for this work; and

WHEREAS, the County Chief Financial Officer has determined that sufficient funds are available to cover the cost of this contract.

NOW, THEREFORE, BE IT RESOLVED by the Forsyth County Board of Commissioners, that a contract for the roof removal and replacement project at the Law Enforcement Detention Center in the base bid amount of \$1,943,154, and add alternates nos. BC-1, BP-1, B&S-1, IG-1, LA-1, LA-2, and PT-1 in the total amount of \$73,275 be accepted and a contract for this work be awarded to Triad Roofing Company, Inc., in the total amount of \$2,016,429.

BE IT FURTHER RESOLVED that the County Manager and Clerk to the Board are hereby authorized to execute a contract, on behalf of Forsyth County, with Triad Roofing Company, Inc., for the roof removal and replacement project at the Law Enforcement Detention Center in the total amount of \$2,016,429, subject to a pre-audit certificate thereon by the Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

BE IT FURTHER RESOLVED that Triad Roofing Company, Inc., will be required to subcontract with minority owned businesses in the amount of 10% as indicated on its Affidavit.

BE IT FURTHER RESOLVED that all other bids are hereby rejected.

Adopted this 23rd day of November 2015.