



TO: Mayor and Town Council

FROM: Joseph A. Fivas, Town Manager

DATE: June 23rd, 2015

SUBJECT: Municipal Complex Early Site Package and Capital Project Ordinance

On May 12th, Town staff gave a comprehensive update and discussed a delivery timeline for the Municipal Complex to the Town Council. Town staff indicated that staff would have an Early Site Package for the Council's consideration in late June. The Construction Manager @ Risk, selected and approved by the Town Council, went through a comprehensive bid process to retain bids for an Early Site Package. The Early Site Package will consist of grading for the pad of the Municipal Complex, some sidewalk segments, some street construction, installing the designed stormwater system, and installing sewer and water infrastructure. There will be no vertical construction approved in these bid prices.

The Construction Manager @ Risk received four (4) bids for the work:

| | |
|------------|-------------|
| Showalter: | \$1,528,725 |
| Site Work: | \$1,221,125 |
| Bullseye: | \$1,013,610 |
| Blythe: | \$1,175,634 |

The Construction Manager @ Risk has certified these bid tabulations and determined that Bullseye is the low bidder for the Municipal Complex Early Site Package at \$1,013,610. The Construction Manager @ Risk also included additional costs for general conditions, allowances for unsuitable soils and rock, the fee for project management, contingency, and insurance. While not anticipated, as with any construction project, there is a potential for unforeseen issues. Staff will keep the Council informed on any substantial unforeseen situations. The bid tabulations, guaranteed maximum price (GMP), and Capital Project Ordinance are attached.

Recommendation:

If the Council would like to move forward with this project, the Council will need to make the following motion: *Approve Bullseye as the low bidder for this project for a cost of \$1,408,762, and have Town staff execute the related agreements with Bullseye/Edifice, and approve the related Capital Project Ordinance.*

jaf

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 Indian Trail, NC

Bid Results - June 18, 2015
 Site Package

| 02-001 Site Work | Bullseye Construction, Inc. | Blythe Development Co. | Showalter Construction Company, Inc. | Site Works LLC |
|--|-----------------------------|------------------------|--------------------------------------|----------------|
| Base Bid | \$1,189,010.00 | \$1,177,334.00 | \$1,545,175.00 | \$1,257,500.00 |
| Performance and Payment Bond Add | \$19,600.00 | \$8,600.00 | \$18,550.00 | \$14,625.00 |
| Bid Bond | yes | yes | yes | yes |
| All Addendum Acknowledged (1-5) | yes | yes | yes | yes |
| Affidavit A or B Included | yes | yes | yes | yes |
| Identification of HUB/Minority Business Participation | \$23,780.00 | \$34,469.00 | \$82,000.00 | \$93,000.00 |
| Unit Prices: | | | | |
| Mass Rock Removal | \$80.00 | \$70.00 | \$80.00 | \$80.00 |
| Trench Rock Removal | \$100.00 | \$95.00 | \$125.00 | \$125.00 |
| Removal of unsuitable soil and waste on-site | \$5.00 | \$6.00 | \$7.00 | \$6.00 |
| Removal of unsuitable soil and export off-site | \$18.00 | \$15.00 | \$23.00 | \$20.00 |
| Replacement of approved, suitable fill on-site | \$5.00 | \$5.50 | \$7.00 | \$6.00 |
| Replacement of approved imported, suitable fill off-site | \$18.00 | \$14.50 | \$23.00 | \$25.00 |
| Alternate 1 Deduct - Balance Site | -\$195,000.00 | -\$10,300.00 | -\$35,000.00 | -\$51,000.00 |

Total (base bid, bond, and alternate one) \$1,013,610.00 \$1,175,634.00 \$1,528,725.00 \$1,221,125.00

Andy Aldridge 6-18-15
 Edifice Inc. Date

Monica Armstrong 6/18/15

VERONICA H. McALLISTER
 NOTARY PUBLIC
 Mockdenburg County, North Carolina
 My Commission Expires January 12, 2016





EDIFICE
GENERAL CONTRACTORS
The Art and Science of Construction

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Site Package GMP Summary
6/23/2015

Guaranteed Maximum Price (GMP) - Site Grading

The Fixed Guaranteed Maximum Price Shall be as follows:

| | |
|--|--------------------|
| Cost of the Work (Excluding CM Project Costs, tap and impact fees, and site security | \$1,013,610 |
| CM Management Fee | \$57,560 |
| CM project Costs per Section 5 | \$82,275 |
| CM's Bonds and Insurance | \$22,440 |
| CM Contingency | \$32,877 |
| Site Allowances | \$200,000 |
| Total Fixed Guaranteed Maximum Price | \$1,408,762 |

See attached breakdown sheet for further information



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Indian Trail, NC**

**Site Package GMP Summary
6/23/2015**

| Trade Package | Base Bid | Name | Comment | HUB |
|--------------------------------|--------------------|-------------|--------------------|------------|
| General Conditions | \$82,275 | Edifice | | |
| 02-001 Site Work | \$1,013,610 | Bullseye | includes alt. 1 | no |
| Building Permit and Fees | not included | | | |
| Subtotal | \$1,095,885 | | | |
| Contingency | 3% \$32,877 | | | |
| General Liability Insurance | \$5,531 | | | |
| Builders Risk Insurance | \$2,822 | | | |
| Fee | 5% \$57,560 | | | |
| Preconstruction Services | not included | | separate agreement | |
| Performance and Payment Bond | \$14,088 | | on site package | |
| Allowance for Unsuitable Soils | \$150,000 | | | |
| Allowance for Rock | \$50,000 | | | |
| Total | \$1,408,762 | | | |

Qualifications and Clarifications:

Based drawings dated 6/1/2015 and addendum 1 dated 6/11/15

Based on all on site material being used for fill and or backfill with a \$150,000 allowance for unsuitable soils

Based on balanced site alternate (including wasting unused top soil and existing stock pile, all to remain on-site)

Based on balanced site alternate for obtaining adequate structural fill on-site (no import of fill material)

Rock based on Cat C320 machine not being able to remove material (see bid manual for detail)

Rock allowance of \$50,000 included.

No wet land remediation or stream relocation (not included on drawings yet)

Roof leader allowance \$20,000 included in site bidder.

Connection points for building utilities are included per site plan.

Work not included with this site package: landscaping, irrigation, and site walls.

Pavers based on information released in addendum 4 (no design information was given)

Water & Sewer Tap and Impact Fees and Development Fees not included

Site pricing based on a GPS topographical survey. Physical survey was not completed for this phase.

Site lighting not included - by local utility company

Unit Prices:

| | | | |
|---|----|--------|----------------|
| Mass Rock Removal as defined in Scope 02-001 | \$ | 84.00 | Per Cubic Yard |
| Trench Rock Removal as defined in Scope 02-001 | \$ | 105.00 | Per Cubic Yard |
| Removal of Unsuitable Soil and waste on-site | \$ | 5.25 | Per Cubic Yard |
| Removal of Unsuitable Soil and export off-site | \$ | 18.90 | Per Cubic Yard |
| Replacement with approved suitable fill from on-site | \$ | 5.25 | Per Cubic Yard |
| Replacement with approved suitable fill from off-site | \$ | 18.90 | Per Cubic Yard |

STATE OF NORTH CAROLINA
TOWN OF INDIAN TRAIL

ORDINANCE #

CAPITAL PROJECT ORDINANCE FOR MUNICIPAL COMPLEX

BE IT ORDAINED by Town Council of the Town of Indian Trail, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is the Municipal Complex.

SECTION 2. The officers of the Town are hereby directed to proceed with the capital project within the term of the budget contained herein.

SECTION 3. The following amount is appropriated for this project:

| | | |
|--------------|---------------------|----------------|
| Construction | Total Appropriation | \$1,408,762.00 |
|--------------|---------------------|----------------|

SECTION 4. The following revenues are anticipated to complete this project:

| | |
|----------------------------|----------------|
| Town Hall Fund | \$1,158,762.00 |
| Powell Bill Fund | \$75,000.00 |
| Stormwater Utility Fund | \$175,000.00 |
| Total Anticipated Revenues | \$1,408,762.00 |

SECTION 5. The Finance Director is hereby directed to maintain within the capital project fund sufficient detailed accounting records to satisfy the requirements of an annual independent audit.

SECTION 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

SECTION 7. The Finance Director is directed to report, on a quarterly basis, on the financial status of the project element in Section 3 and on the total revenues received or claimed.

SECTION 8. The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on the capital project in every budget submission made to this Council.

SECTION 9. Any unexpended funds appropriated shall be reserved by the Town Council for use as provided by applicable law or regulation.

SECTION 10. The Finance Director is authorized from time to time to transfer as a loan from the General Fund in an amount necessary to met obligations until such time as funding is received. When Funds are received, repayments to the General Fund may be made.

SECTION 11. Copies of this capital project ordinance shall be made available to the Clerk and the Finance Director for direction in carrying out this project.

ADOPTED BY THE TOWN COUNCIL this the 23rd day of June, 2015.

Michael Alvarez, Mayor

Attest:

Interim Town Clerk