



TO: Mayor and Town Council

FROM: Joseph A. Fivas, Town Manager

DATE: August 11th, 2015

SUBJECT: Municipal Complex Building Cost 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 we would have an Early Site Package for the Council's consideration in late June. On June 23rd the Town Council approved the Early Site Package. As discussed the next step in the process is to determine the cost of the potential Town Hall/Community Center.

The Construction Manager @ Risk, selected and approved by the Town Council, went through a comprehensive bid process to retain bids from approximately 22 trades for the possible construction of a Town Hall/Community Center. After the tabulation of the bids the direct cost from Sub Bids of the Town Hall/Community Center is \$5,743,277.

The Construction Manager @ Risk also includes additional costs for general conditions, the CM@Risk fee, 3% contingency, general liability insurance, builder's risk insurance, target value management goal, and P&P Bonds. While not anticipated, as with any construction project, there is a potential for unforeseen issues. As always, staff will keep the Town Council advised of any significant unforeseen issue. The bid tabulations, guaranteed maximum price (GMP), and Capital Project Ordinance are attached.

Recommendation:

If the Council would like to move forward with this Town Hall/Community Center project, the Council will need to make the following motion: *The Town Council approves the low bids from each trade*

listed on bid attachments, and approve the total Guaranteed Maximum Price of \$7,983,312 (attached), and have Town staff prepare and execute the related previously approved agreements with Edifice at the appropriate time, and approve the related Capital Project Ordinance.

jaf

Indian Trail Town Hall

Bid Results - July 28, 2015

Trade Package	Base Bid	P and P Bond	Alternate 1A Landscaping	Alternate 1B Landscaping	Alternate 2 Solid Surface sills	Alternate 3 FRP Cornice	Alternate 4 CAF Camelot II Shingle	Alternate 5 Stone tile pattern	Alternate 6 Dumpster Area	Alternate 7 Flush wood doors w/ trim	Alt. 8 Delete mass loaded vinyl on duct	Alternate 9 Delete floating slabs under units	Alternate 10 Curtain wall at elevations A/B i/o storefront	Alt. 11 Stubs/ hooks flo full EMT race way at Fire Alarm
03-001 Concrete Package														
Camps Construction	287350	3450	0	0	0	0	0	0	14000	0	0	0	0	0
Cardinal Concrete Corporation	367790	7800	0	0	0	0	0	0	9700	0	0	0	0	0
Christopher Bryan Company	331000	4200	0	0	0	0	0	0	8200	0	0	0	0	0
04- Masonry														
Gates Construction Co., Inc	946500	9500	0	0	0	0	0	0	20000	0	0	0	0	0
Koontz Masonry Inc.	1181000	12500	0	0	0	0	0	0	19000	0	0	0	0	0
Old North State	885700	8857	0	0	0	0	0	0	0	0	0	0	0	0
Pyramid	841700	8478	0	0	0	0	0	0	23200	0	0	0	0	0
05-001 Structural & Miscellaneous Steel														
CMC South Carolina Steel	1020225	4900	0	0	0	0	0	0	0	0	0	0	0	0
Lyndon Steel	897990	6785	0	0	0	0	0	0	11772	0	0	0	0	0
Steel Specialty, Inc.	923075	7385	0	0	0	0	0	0	0	0	0	0	0	0
SteelFab, Inc.	898324	7020	0	0	0	0	0	0	7922	0	0	0	0	0
07-002 Caulking and Sealant														
Alpha Insulation & Waterproofing	137850	2750	0	0	0	0	0	0	50	0	0	0	0	0
Strickland Waterproofing Company, Inc.	93790	1880	0	0	0	6000	0	0	0	0	0	0	0	0
Waterproofing Specialties	133300	2700	0	0	0	0	0	0	0	0	0	0	0	0
09-001 Gypsum Board														
Bonitz, Inc.	1101153	11012	0	0	0	270170	0	0	0	0	0	0	0	0
Sears Contract	887217	10648	0	0	0	105000	0	0	0	0	0	0	0	0
Shields, Inc.	901712	9017	0	0	0	198043	0	0	0	0	0	0	0	0
09-002 Painting														
Charlotte Paint	45655	N/A	0	0	0	0	0	0	1812	0	0	0	0	0
Lewaro Interiors	59750	N/A	0	0	-1020	2825	0	0	700	0	0	0	0	0
Turner Baxter	55598	N/A	0	0	-3615	8659	0	0	1277	0	0	0	0	0
09-003 Flooring														
Bonitz Flooring	105000	1050	0	0	0	0	0	0	0	0	0	0	0	0
Flooring Solutions	99980	N/A	0	0	0	0	0	0	0	0	0	0	0	0
Garmon & Company	111000	1998.75	0	0	0	0	0	0	0	0	0	0	0	0
Office Environments	115300	1153	0	0	0	0	0	0	0	0	0	0	0	0
09-004 Tile														
Classic Tile	178000	6230	0	0	0	0	0	-12000	0	0	0	0	0	0
Lomax Tile	90972	N/A	0	0	0	0	0	-3100	0	0	0	0	0	0
Superior Tile	178300	7140	0	0	0	0	0	-45800	0	0	0	0	0	0
09-005 ACT														
Acousti	50900	N/A	0	0	0	0	0	0	0	0	0	0	0	0
Bonitz, Inc.	51720	N/A	0	0	0	0	0	0	0	0	0	0	0	0
Sears Contract	47845	N/A	0	0	0	0	0	0	0	0	0	0	0	0
10-001 Specialties, OP wall														
RC Specialties, Inc.	40187	N/A	0	0	0	0	0	0	0	0	0	0	0	0
Lewaro Interiors	39190	N/A	0	0	0	0	0	0	0	0	0	0	0	0
AAC	49800	N/A	0	0	0	0	0	0	0	0	0	0	0	0

Indian Trail Town Hall

Bid Results - July 28, 2015

Trade Package	Base Bid	P and P Bond	Alternate 1A Landscaping	Alternate 1B Landscaping	Alternate 2 Solid Surface sills	Alternate 3 FRP Cornice	Alternate 4 GAF Canslot II Shingle	Alternate 5 Stone tile pattern	Alternate 6 Dumpster Area	Alternate 7 Flush wood doors w/ trim	Alt. 8 Delete mass loaded vinyl on duct	Alternate 9 Delete floating slabs under units	Alternate 10 Curtain wall at elevations A/B to storefront	Alt. 11 Stubs/ hooks to full EMT race way at Fire Alarm
15-002 Plumbing														
Almond (EMCOR/LT Mechanical)	213200	2132	0	0	0	0	0	0	0	0	0	0	0	0
Boda	244546	6970	0	0	0	0	0	0	0	0	0	0	0	0
Full Service Plumbing	194650	0	0	0	0	0	0	0	0	0	0	0	0	0
15-003 HVAC														
Catawba Mechanical	527900	6599	0	0	0	0	0	0	0	0	-4500	-27400	0	0
Climate Systems	562350	8450	0	0	0	0	0	0	0	0	-8100	-42800	0	0
SouthEastern Plumbing, Heating, and AC	590700	10325	0	0	0	0	0	0	0	0	-9000	-12000	0	0
Superior Mechanical	579000	6400	0	0	0	0	0	0	0	0	-3780	-40000	0	0
16-001 Electrical														
Hinson Electric (Kannapolis)	695544	10085	0	0	0	0	0	0	0	0	0	0	0	-3000
Hinson Electric (monroe)	558600	5586	0	0	0	0	0	0	0	0	0	0	0	-2600
Wayne J. Griffin	618500	9278	0	0	0	0	0	0	0	0	0	0	0	-11000

Date

Indian Trail Town Hall

Bid Results - August 4, 2015

Trade Package	Base Bid	P and P Bond	Alternate 1A Landscaping	Alternate 1B Landscaping	Alternate 2 Solid Surface stls	Alternate 3 FRP Conicce	Alternate 4 GAF Camelot II Shingle	Alternate 5 Stone tile pattern	Alternate 6 Dumpster Area	Alternate 7 Flush wood doors w/ trim	Alt. 8 Delete mass loaded vinyl on duct	Alternate 9 Delete floating slabs under units	Alternate 10 Curtain wall at elevations A/B to storefront	Alt. 11 Stubs/ books to full EMT race way at Fire Alarm
02-003 Landscape/Hardscape														
Skyline Designs & Landscape	60086	N/A	70230	13829	0	0	0	0	0	0	0	0	0	0
Union Grove Landscape Development, Inc.	80000	N/A	80000	8000	0	0	0	0	0	0	0	0	0	0
06-001 Millwork and Running Trim														
GS2 Millwork, LLP	268020	5861	0	0	9850	0	0	0	0	0	0	0	0	0
Master Kraft, Inc.	179522	3600	0	0	9913	0	0	0	0	0	0	0	0	0
Stevenson Millwork	397300	4967	0	0	16679	0	0	0	0	0	0	0	0	0
07-001 Roofing														
Baker Roofing Company	278509	3550	0	0	0	0	-15300	0	0	0	0	0	0	0
Johnsons Roofing Services, Inc.	218805	2364	0	0	0	0	-1100	0	0	0	0	0	0	0
Piedmont Commercial Roofing	357500 (Not Valid)	5300	0	0	0	0	-11100	0	0	0	0	0	0	0
07-003 Spray Applied Fireproofing														
Alpha Insulation & Waterproofing	44795	1000	0	0	0	0	0	0	0	0	0	0	0	0
Triad Fireproofing	21200	N/A	0	0	0	0	0	0	0	0	0	0	0	0
Warco	27400	500	0	0	0	0	0	0	0	0	0	0	0	0
08-001 Turnkey Doors, Frames, and Hardware														
B.A. Hoft of Charlotte	127000 (Not valid)	1900	0	0	0	0	0	0	0	-1610	0	0	0	0
Cook & Boardman Group, LLC	147072	1915	0	0	0	0	0	0	0	-23800	0	0	0	0
HKS Hardware	134500	8520	0	0	0	0	0	0	0	-20000	0	0	0	0
08-003 Windows														
First Choice	398405	6311	0	0	0	0	0	0	0	0	0	0	24300	0
Harris Wall Systems	317290	5075	0	0	0	0	0	0	0	0	0	0	29495	0
Taylorsville Glass	223672	39143	0	0	0	0	0	0	0	0	0	0	38354	0
12-001 Window Treatment														
Lewaro Interiors	1737	N/A	0	0	0	0	0	0	0	0	0	0	0	0
142-001 Elevator														
Otis	74600	750	0	0	0	0	0	0	0	0	0	0	0	0
Schindler	71500	N/A	0	0	0	0	0	0	0	0	0	0	0	0
15-001 Fire Protection														
Absolute Fire Control	99970	2500	0	0	0	0	0	0	0	0	0	0	0	0

Date

Indian Trail Town Hall

Guaranteed Maximum Price

	Post Bid Numbers
Direct Costs from Sub Bids	\$5,743,277
General Conditions	\$458,615
Contingency - 3%	\$186,057
General Liability Insurance	\$31,301
Builder's Risk Insurance	\$15,970
CM Fee - 5%	\$321,761
P&P Bonds	\$67,570
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Total Building Budget	\$6,824,550
Site Work GMP	\$1,408,762
Site Value Management	(\$40,000)
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Construction Totals	\$8,193,312
Target Value Management Goal	(\$210,000)
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GMP	\$7,983,312
Preconstruction Services	\$35,000

Local Participation = 10.2 %

Minority Participation = 16 %

(Minority participation will go up with inclusion of 2nd tier participation)

AMENDED 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:

		Current Budget	Revised Budget
Construction	Total Appropriation	<u>\$1,408,762.00</u>	<u>\$7,983,312.00</u>

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

	Current Budget	Revised Budget
Town Hall Fund	\$1,158,762.00	\$7,683,312.00
Powell Bill Fund	\$75,000.00	\$125,000.00
Stormwater Utility Fund	<u>\$175,000.00</u>	<u>\$175,000.00</u>
Total Anticipated Revenues	<u>\$1,408,762.00</u>	<u>\$7,983,312.00</u>

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:

Town Clerk