

MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: Tina Vaughn, Housing Director
Glenn Davis, Operations and Special Projects Coordinator

SUBJECT: Bids for Comprehensive Rehabilitation Work at the South Roberson Street Public Housing Neighborhood

DATE: February 8, 2010

PURPOSE

Adoption of the attached resolution would accept the base bid and award a contract in the amount of \$825,000 to Carl Garris & Son, Inc. for comprehensive rehabilitation work at the South Roberson Street neighborhood.

Funding for this project is available through the Housing Capital Fund, Housing Capital Fund Stimulus Grant under the American Recovery and Reinvestment Act (ARRA) and the Community Development Block Grant Program. The total budget for this project is \$1,001,000. To meet the ARRA guidelines for the Housing Capital Stimulus Grant, the Town must enter into a contract for renovations before March 17, 2010.

BACKGROUND

The South Roberson Street public housing neighborhood has 15 apartments and is one of the Town's oldest public housing developments. This neighborhood consists of one- and two-bedroom apartments that were built in 1972. The apartments are occupied by elderly and disabled residents.

Although the interiors of the South Roberson Street apartments have been refurbished within the past five years, the apartments have not had comprehensive rehabilitation work since being built. Refurbishing work primarily includes basic repairs to ensure that the apartments are safe and comply with the minimum housing code. These apartments require comprehensive renovations which will include complete retrofitting of the kitchens and bathrooms, the replacement of siding, windows, doors, floor tile and painting. The water heaters and furnaces also need to be replaced because they require frequent repair work and are not energy efficient. Energy Star products will be used with the replacement of appliances, fixtures, equipment and systems. Extensive site work is needed to eliminate erosion and drainage problems. The renovation work will also include central air conditioning.

DISCUSSION

Bid Process

In December 2009, the Town solicited bids for the comprehensive renovation work at the South Roberson Street neighborhood. The renovation work was bid as a base bid and three (3) deduct alternates as follows:

- Base bid – includes interior and exterior comprehensive rehabilitation work in all 15 apartments including construction of front porch roofs, site rehabilitation work, and replacement of asphalt roofing with standing seam stainless steel with tin/zinc coating roofing. This specified roofing material is of a better quality and has a longer life expectancy than any other sheet metal roofing product available.
- Alternate 1 – includes the deletion of site rehabilitation work.
- Alternate 2 – includes the deletion of specified sheet metal for roofing, rakes fascias, gutters and downspouts and flashing, and provides stainless color pre-painted Follansbee Terne II roofing or equivalent. The Follansbee Terne II roofing is a black carbon steel with a tin/zinc coating and top coated with a Kynar paint coating. This sheet metal roofing provides a lesser quality and life expectancy than the specified base bid roofing, but the appearance of the standing seam roof would be similar to the base bid roofing.
- Alternate 3 – includes the deletion of specified sheet metal for roofing, rakes fascias, gutters and downspouts and flashing, and provides forty (40) year laminated asphalt glass fiber roof shingles, pre-painted Follansbee Terne II or equivalent flashing and prefinished aluminum cladding and gutters. This roofing material provides a high quality asphalt shingles.

In accordance with Sections 143-128 and 143-128.2 of the General Statutes of North Carolina, a Notice to Bidders was published on the Town of Chapel Hill Website, Chapel Hill, North Carolina on December 29, 2009; on the State of North Carolina Interactive Purchasing System Website, Raleigh, North Carolina on December 29, 2009; in The Chapel Hill News, Chapel Hill, North Carolina on January 3, 2010; and in the Greater Diversity News, Wilmington, North Carolina on January 7, 2010. The Greater Diversity News is a weekly newspaper that focuses on expanding equal opportunities for minorities and women in economics, employment and business. Notice to Bidders was mailed to sixty-eight contractors (including General, Electrical, Plumbing and Mechanical contractors). Specifications and contract documents were on file in the office of the Architect, LDA Architecture, PLLC, of Raleigh, North Carolina, and in the plan rooms of Associated General Contractors, McGraw-Hill Dodge and Reed Construction Data in Raleigh, North Carolina.

On January 20, 2010, the following bids were received and opened:

<u>VENDOR</u>	<u>BASE BID</u>	<u>ALT. NO. 1</u>	<u>ALT. NO. 2</u>	<u>ALT. NO. 3</u>
Carl Garris & Son, Inc. Lake View, SC	\$ 825,000	(\$ 90,000)	(\$ 15,000)	(\$ 35,000)
Central Builders of Mebane Haw River, NC	\$1,298,221	(\$ 95,000)	(\$ 66,760)	(\$ 175,000)
Dream House Custom Builders, Inc. Raleigh, NC	\$1,099,931	(\$ 107,750)	(\$ --)	(\$ 32,000)
Premier Design Builders, Inc. Kernersville, NC	\$ 826,000	(\$ 152,764)	(\$ 149,160)	(\$ 50,000)

Evaluation of Bids

The bids were reviewed by Town staff and LDA Architecture. All of the bidders submitted single prime bids. The base bid of Carl Garris & Son, Inc. in the amount of \$825,000 was the lowest responsive bid.

Budget

The South Roberson Street project budget is funded by the Housing Capital Fund, Housing Capital Fund Stimulus Grant under ARRA and Community Development Block Grant funds. To meet the ARRA guidelines for the Housing Capital Fund Stimulus Grant, the Town must enter into contract for renovations before March 17, 2010.

Funds available for the contract are sufficient to cover the renovation work in the base bid. Sources of funding for the South Roberson Street renovation work are:

<u>Funding Source</u>	<u>Amount</u>
Housing Capital Stimulus Funds	\$ 529,000
Housing Capital Funds	\$ 337,000
Community Development Funds	<u>\$ 135,000</u>
TOTAL	\$1,001,000

The base bid amount is \$825,000, leaving an estimated contingency of \$176,000. Based on previous renovation work at public housing, we believe the contingency amount is sufficient to cover any change orders and unforeseen problems at the South Roberson Street neighborhood. Any remaining funds after the completion of this contract would be used to assist with the renovation work at the Colony Woods West public housing neighborhood.

Conclusion

Carl Garris & Son, Inc. completed the comprehensive renovations at the Lindsay Street, Airport Gardens and North Columbia Street public housing neighborhoods. We have been pleased with their work in these neighborhoods. The contractor has demonstrated a high level of performance in their financial status, stability, reputation, quality and timeliness of their work, responsiveness to clients and sensitivity to neighbors of the construction work. We believe that Carl Garris & Son, Inc. is a responsible contractor as well as the lowest responsive bidder.

If the Council awards the base bid to Carl Garris & Son, Inc., we expect renovation work to begin by March 2010 and to be completed by March 2011.

RECOMMENDATION

That the Council adopt the attached resolution accepting the base bid, and award a contract to Carl Garris & Son, Inc. in the amount of \$825,000 for the comprehensive rehabilitation work in all 15 apartments including construction of front porch roofs and site rehabilitation work at the South Roberson Street public housing neighborhood.