

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: November 14, 2019

AGENDA ITEM NUMBER: 10

SUBJECT:

- A. **AMENDMENT TO THE FY20 BUDGET ORDINANCE TO APPROPRIATE RESERVED FUND BALANCE FOR SPRINGWOOD CARE CENTER CAPITAL PROJECTS**
- B. **RESOLUTION AWARDING A CONTRACT FOR SPRINGWOOD FACILITY ROOF REPLACEMENT (GENERAL SERVICES DEPARTMENT)**

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

Recommend Approval

SUMMARY OF INFORMATION:-

On March 15, 2018, the Board of Commissioners authorized \$825,441 in reserved Behavioral Health funds to complete three capital projects on the Springwood Care Center facility in preparation for the ARCA lease, for roof (\$258,610), water heater (\$68,194), and HVAC (\$498,637) replacement. At the end of Fiscal Year 2018, \$10,400 was encumbered for a roof evaluation contract, and \$815,041 reverted to reserved fund balance.

On October 18, 2018, the Board authorized \$1,389,331 in reserved Behavioral Health funds for Fiscal Year 2019 to complete the Springwood Care Center Capital projects as the roof evaluation increased the estimate of the roof replacement from \$258,610 to \$822,500, not including the cost of the evaluation and design contracts. At the close of Fiscal Year 2019, \$18,500 in funds had been spent on the roofing project and \$566,831 in contractual reimbursements to ARCA for water heater and HVAC replacement expenses were encumbered. This resulted in \$814,400 reverting to reserved fund balance.

A roof replacement contract will be recommended for the Board's consideration at this meeting in the amount of \$786,241, with an additional \$25,000 budgeted for change order authorization, resulting in a not-to-exceed amount of \$811,241. That being said, the actual total cost for the roof replacement is \$869,141 including the contracts for roof evaluation and design. Expenditures related to the evaluation and design contracts total \$18,500, so \$850,641 from reserved fund balance is needed to complete the roofing project during Fiscal Year 2020, which also increases the total project budget by \$36,241 to \$1,435,972.

Atlas Engineering was contracted to design and scope the roof replacement project at the Springwood Facility, which has multiple roof areas and types. The scope of work detailed in the base bid for the project includes a pre-job damage survey, fastener testing, removal of existing roof system, complete pre-installation deck inspection and repairs as directed, modifications as needed to the roof drainage system, installation of new insulation layer and roof membrane, new perimeter flashing, and any necessary mechanical, plumbing, electrical or utility modifications. Add Alternate #1 is to provide a special coating to a portion of the roof.

After due advertisement, bids were received by City/County Purchasing on October 15, 2019, with the summary of bids as follows:

	<u>Base Bid</u>	<u>Add Alternate #1</u>	<u>Total Bid with Alternate #1</u>
Owens Roofing, Inc.	\$678,855	\$107,386	\$786,241
BIRS, Inc.	724,706	91,534	816,240
Hamlin Roofing Company	795,015	66,687	861,702

As a formal construction/repair project, M/WBE subcontracting goals of 10% were included in the specifications as required by North Carolina General Statute 143-128 and County policy. All three bidders submitted 0% M/WBE subcontracting or an Affidavit 'B' to self-perform 100% of the work required with their own forces. Typically, roofing contractors perform all the work required other than the purchase of the materials and supplies.

Because the low bidder, Owens Roofing, Inc., did not achieve the M/WBE goal of 10% participation, pursuant to the County's M/WBE Policy, the County M/WBE Internal Committee met on October 30, 2019, to consider the bidder's good faith efforts. After reviewing the documentation submitted by Owens Roofing, Inc., the committee determined that Owens Roofing, Inc., did make a good faith effort to achieve the subcontracting goal.

The project budget is \$800,000, allowing acceptance of the Add Alternate.

It is recommended by the County Manager, General Services Director, and the City/County Purchasing Director that the contract for the Springwood Facility roof replacement, including Alternate 1, in the total amount of \$786,241 be awarded to Owens Roofing, Inc.

It is further recommended that that the County Manager be authorized to sign change orders up to an amount not to exceed \$25,000 upon written agreement with the contractor and the surety on the bond specifying the additional or different work undertaken.

ATTACHMENTS: yes no

SIGNATURE: f. Dudley Watts, Jr. /AMS
COUNTY MANAGER

DATE: December 2, 2019

**FORSYTH COUNTY, NORTH CAROLINA
AMENDMENT TO
2019-2020 BUDGET ORDINANCE**

FROM: BUDGET & MANAGEMENT

MEETING DATE:

December 5, 2019

EXPLANATION:

On March 15, 2018, the Board of Commissioners authorized \$825,441 in reserved Behavioral Health funds to complete three capital projects on the Springwood Care Center facility in preparation for the ARCA lease, for roof (\$258,610), water heater (\$68,194), and HVAC (\$498,637) replacement. At the end of Fiscal Year 2018, \$10,400 was encumbered for a roof evaluation contract, and \$815,041 reverted to reserved fund balance.

On October 18, 2018, the Board authorized \$1,389,331 in reserved Behavioral Health funds for Fiscal Year 2019 to complete the Springwood Care Center Capital projects as the roof evaluation increased the estimate of the roof replacement from \$258,610 to \$822,500, not including the cost of the evaluation and design contracts. At the close of Fiscal Year 2019, \$18,500 in funds had been spent on the roofing project and \$566,831 in contractual reimbursements to ARCA for water heater and HVAC replacement expenses were encumbered. This resulted in \$814,400 reverting to reserved fund balance.

A roof replacement contract will be recommended for the Board's consideration at this meeting in the amount of \$786,241, with an additional \$25,000 budgeted for change order authorization, resulting in a not-to-exceed amount of \$811,241. That being said, the actual total cost for the roof replacement is \$869,141 including the contracts for roof evaluation and design. Expenditures related to the evaluation and design contracts total \$18,500, so \$850,641 from reserved fund balance is needed to complete the roofing project during Fiscal Year 2020, which also increases the total project budget by \$36,241 to \$1,435,972.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF FORSYTH COUNTY THAT THE 2019-2020 BUDGET ORDINANCE IS HEREBY AMENDED AS FOLLOWS:

INCREASE:	<u>SECTION 1. REVENUES</u>	
	General Fund	
	Reserved Fund Balance	\$ 850,641
INCREASE:	<u>SECTION 2. EXPENDITURES</u>	
	General Fund	
	General Services	\$ 850,641

NATURE OF TRANSACTION:
 Additional Revenue Available
 Transfer within Accounts of Same fund
 Other:

APPROVED BY BOARD OF COUNTY COMMISSIONERS AND ENTERED ON MINUTES DATED _____
AGENDA ITEM NUMBER _____

**RESOLUTION AWARDING A CONTRACT FOR
SPRINGWOOD FACILITY ROOF REPLACEMENT
(GENERAL SERVICES DEPARTMENT)**

WHEREAS the Springwood Facility is in need of a roof replacement;

WHEREAS bid invitations for the Springwood Facility roof replacement were issued directly to a total of 19 qualified businesses;

WHEREAS bids for the Springwood Facility roof replacement were received and publicly opened by City/County Purchasing Department at 3:00 p.m., on October 15, 2019, with a summary of bids received as follows:

	<u>Base Bid</u>	<u>Add Alternate #1</u>	<u>Total Bid with Alternate #1</u>
Owens Roofing, Inc.	\$678,855	\$107,386	\$786,241
BIRS, Inc.	724,706	91,534	816,240
Hamlin Roofing Company	795,015	66,687	861,702

WHEREAS the low bidder, Owens Roofing, Inc., submitted M/WBE subcontracting goals less than the 10% goal established for this project; therefore, pursuant to the County M/WBE Policy, the County M/WBE Committee met on October 30, 2019, to consider the bidder's good faith efforts. After reviewing the documentation submitted by Owens Roofing, Inc., the committee determined that Owens Roofing, Inc., did make a good faith effort to achieve the subcontracting goal;

WHEREAS it is the recommendation of the County Manager, General Services Director, and the City/County Purchasing Director that a contract for the Springwood Facility roof replacement, including Alternate 1, be awarded to Owens Roofing, Inc., in the total amount of \$786,241, and that all other bids be rejected; 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 Springwood Facility roof replacement in the total amount of \$786,241.

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 Owens Roofing, Inc., in the total amount of \$786,241, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

BE IT FURTHER RESOLVED, that the County Manager is hereby authorized to sign change orders in an amount not to exceed \$25,000 upon written agreement with the contractor and the surety on the bond specifying the additional or different work undertaken; and

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

Adopted this 5th day of December, 2019.