



Jackson County Community Services Building Renovations

Schedule through Commencement of Construction

March 13/14, 2019	Advertise / Solicit Bids for General Construction Scope <ul style="list-style-type: none">• Local, regional newspaper advertisement• Plan Rooms• Invitations <p>Allow 4 Weeks for Bidding</p>
March 25th, 2019	General Construction Scope Prebid Meeting 2PM at Project Site Contractors and Abatement Teams will be able to observe building. Only demolition as performed for abatement survey will have been performed at this time.
April 3rd, 2019	Last Day for Bidders to Submit Questions
April 10 th , 2019	Receipt of General Construction Scope Bids at 2PM at Justice Center Apparent Low-Bidder is identified and negotiation/clarification period begins
April 16 th , 2019	Commissioners Meeting – Present Apparent Low Bidder
May 7 th , 2019	Commissioners Meeting – Formal Bid Award/Notice to Proceed authorized by Board of Commissioners



**JACKSON COUNTY COMMUNITY SERVICE BUILDING
 BID TABULATION FORM**

Project: JACKSON COUNTY COMMUNITY SERVICE BUILDING
Location: Conference Room A227, Jackson County Justice Center, Sylva, North Carolina
Bid Date: April 10, 2019; 2:00 p.m.
Status: Bids were opened and read aloud under formal procedures



Bidders (Prime Contractors)	License Number	Bid Bond	Addenda		MBE			Base Bid	Alt. 1	Alt. 2	Alt. 3	Alt 4	Alt 5	Alt 6	Alt 7
			1	2	1	A	B		EQ Studs	Mod Bit Roof	Sliding Auto Entrances	Masonry Sealant	VRV System	DOAS	Roofing Protection
Brantley Construction 291 Plott Drive Canton, NC 28716	#63208	5%	x	x			x	\$6,400,000.00	\$0	\$155,000.00	\$45,000.00	\$30,000.00	\$0	\$0	\$60,000.00
Cooper Construction 761 S Allen Road Flat Rock, NC 28731	#4763	5%	x	x			x	\$6,712,700.00	\$0	\$50,600.00	(\$23,776.00)	\$18,825.00	\$0	\$0	\$46,830.00
H & M Constructors 187 Deaverview Road Asheville, NC 28806	#1245	5%	x	x			x	\$6,299,000.00	(\$18,000.00)	\$46,000.00	(\$40,000.00)	\$33,000.00	\$0	\$0	\$41,000.00
Hickory Construction 1728 9 th Avenue NW Hickory, NC 28601	#1145	5%	x	x			x	\$6,557,000.00	(\$19,200.00)	\$46,400.00	(\$45,600.00)	\$16,700.00	\$0	\$0	\$41,600.00
Western Builders of Sylva (Apparent Low Bidder) 164 WBI Drive Dillsboro, NC 28725	#8100	5%	x	x			x	\$6,085,000.00	\$0	\$46,000.00	(\$26,100.00)	\$16,600.00	\$0	\$0	\$41,000.00

Community Services Building Summary of Costs

4/10/19

Signed Leases

Evergreen Foundation - \$10,000 per month for 18 Months: \$180,000 (Actual Costs)

Harris Parking Lot - \$185.17 per month for 16 months & \$425: \$3,388 (Actual Costs)

Sub-Total Lease Costs **\$183,388**

Up fit, Moving, Utility Costs for Temporary Facilities

Renovations \$30,639 (Actual Costs)

Phone System & Technology \$28,067 (Actual Costs)

Sub-Total Up fit Costs **\$58,706**

Other Costs For New Facility Outside of Construction Contract

Technology (This includes networking & security) \$306,365 (Actual Bid)

Furniture \$500,000 (Estimated Costs)

Sub-Total Other Costs **\$806,365**

Estimated Architectural/Engineering and Contingency Costs

Architect - 8% of \$6,101,600 \$488,128 (Contract Amount)

Engineering and Surveying \$6,225 (Actual Costs)

Contingency - 5% of \$6,101,600 (Actual Bid Amount) \$305,080 (5% was in original estimate)

Sub-Total Architectural/Contingency Costs **\$799,433**

Estimated Total Other Costs **\$1,847,892**

Actual Bid on 4/10/19 **\$6,101,600** (\$5,300,000 estimate – The \$801,600 constitutes a 15.12% increase over original estimate)

Total Project Costs **\$7,949,492**

Original Capital Improvement Plan Placeholder Amount \$7,000,000

Difference **(\$949,492) 13.56% above placeholder**

The contingency may be a little lower than needed for a renovation project. Each percent added to the contingency equals \$61,016. It may be prudent to increase contingency by at least 2% at an additional cost of \$122,032. 7% contingency would be \$427,112. Total project cost would increase to **\$8,071,524** which will constitute a 15.31% increase over the original placeholder amount.

CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the Board of Commissioners of the County of Jackson, 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 renovation of the Health Department Building.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3. The following amounts are appropriated for the project:

Architect	\$ 488,128
Engineering	6,225
Construction	6,101,600
Technology and Security	306,365
Furnishings and Fixtures	500,000
Displacement Expenses	242,094
Contingency	<u>305,080</u>
Total:	<u>\$ 7,949,492</u>

Section 4. The following revenues are anticipated to be available to complete this project:

Capital Reserve	\$ 349,492
Fund Balance	<u>7,600,000</u>
Total:	<u>\$ 7,949,492</u>

Section 5. The finance officer is hereby directed to maintain within the Capital Projects Fund sufficient specific detailed accounting records.

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

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 3.

Section 8. The budget officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9. Copies of the capital project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 16th day of April, 2019.

Brian Thomas McMahan, Chairman
Board of Commissioners

Boyce Deitz
Commissioner

Mickey Luker
Commissioner

Ron Mau
Commissioner

Gayle Woody
Commissioner

ATTEST:

(seal)

Angela M. Winchester, Clerk
Board of Commissioners

CAPITAL RESERVE/FUND BALANCE PROJECTIONS

Proposed Funding Schedule

Funding Source	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	Totals
Capital Reserve	1,479,029.86	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	6,479,029.86
General Fund Balance	-	-	4,900,000.00	2,700,000.00	-	-	7,600,000.00
Totals:	<u>\$ 1,479,029.86</u>	<u>\$ 1,000,000.00</u>	<u>\$ 5,900,000.00</u>	<u>\$ 3,700,000.00</u>	<u>\$ 1,000,000.00</u>	<u>\$ 1,000,000.00</u>	<u>\$ 14,079,029.86</u>
Cumulative Totals	\$ 1,479,029.86	\$ 2,479,029.86	\$ 8,379,029.86	\$ 12,079,029.86	\$ 13,079,029.86	\$ 14,079,029.86	

Projects Committed:

Health Department	-		1,349,492.00	6,600,000.00			7,949,492.00
Animal Shelter				350,000.00	3,150,000.00	-	3,500,000.00
Justice Center Renovations	-	-	-	150,000.00	675,000.00	675,000.00	1,500,000.00
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,349,492.00</u>	<u>\$ 7,100,000.00</u>	<u>\$ 3,825,000.00</u>	<u>\$ 675,000.00</u>	<u>\$ 12,949,492.00</u>
Cumulative Totals:	\$ 1,479,029.86	\$ 2,479,029.86	\$ 7,029,537.86	\$ 3,629,537.86	\$ 804,537.86	\$ 1,129,537.86	\$ 1,129,537.86

CAPITAL RESERVE/FUND BALANCE PROJECTIONS

Proposed Funding Schedule

Funding Source	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	Totals
Capital Reserve	1,479,029.86	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	6,479,029.86
General Fund Balance	-	-	4,900,000.00	2,700,000.00	-	-	7,600,000.00
Totals:	\$ 1,479,029.86	\$ 1,000,000.00	\$ 5,900,000.00	\$ 3,700,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 14,079,029.86
Cumulative Totals	\$ 1,479,029.86	\$ 2,479,029.86	\$ 8,379,029.86	\$ 12,079,029.86	\$ 13,079,029.86	\$ 14,079,029.86	

Projects Committed:

Health Department	-	403,157.86	4,500,000.00	2,096,842.14	-	-	7,000,000.00
Animal Shelter	-	350,000.00	1,575,000.00	1,575,000.00	-	-	3,500,000.00
Justice Center Renovations	-	150,000.00	1,350,000.00	-	-	-	1,500,000.00
	\$ -	\$ 903,157.86	\$ 7,425,000.00	\$ 3,671,842.14	\$ -	\$ -	\$ 12,000,000.00
Cumulative Totals:	\$ 1,479,029.86	\$ 1,575,872.00	\$ 50,872.00	\$ 79,029.86	\$ 1,079,029.86	\$ 2,079,029.86	\$ 2,079,029.86