

REQUEST FOR BOARD ACTION

ITEM NO. 22.

DATE OF MEETING: July 12, 2010

REQUESTED BY: Rick Benton, County Manager

SHORT TITLE: Resolution Approving a Purchase Order to Lee Cowper General Contractors for the Industrial Shell Building Construction Project: \$1,248,500

BACKGROUND: Pender County is partnering with Pender Progress Corporation and others to construct an industrial shell building in Pender Progress Industrial Park in Burgaw. While Pender Progress Corporation is the owner of the project and the funding recipient, the agreement provides that Pender County will manage and administer the project funds. In doing so, Pender County will follow its normal purchasing and financial guidelines. A capital project ordinance has been adopted by the Board of Commissioners providing for the project funding and expenditures.

Pender Progress Corporation received four bids on the project, and based on the Architect's review and recommendation the project has been awarded to the low bidder Lee Cowper General Contractors, in the amount of \$1,171,000 (base bid). The architect also recommends the standing seam metal roof alternate be funded (\$14,000). A purchase order is necessary to properly appropriate the funds. The proposed purchase order amount of \$1,248,500 includes a contingency to allow for additional contract costs related to unit pricing that could be incurred due to additional soil removal/replacement that will not be known exactly until site work commences.

SPECIFIC ACTION REQUESTED: To adopt a resolution approving a purchase order to Lee Cowper General Contractors in the amount of \$1,248,500 for construction of industrial shell building project.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.

RB
Initial

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

a purchase order to Lee Cowper General Contractors in the amount of \$1,248,500, for construction of the industrial shell building project is hereby approved. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

Budget Code 60-407434

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Tate ___ Blanchard ___ Brown ___ Rivenbark ___ Williams ___

Jimmy T. Tate, Chairman

Date

ATTEST

Date

George Alsina AIA
Architect

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June 21, 2010

Re: My bidding general contractor recommendation

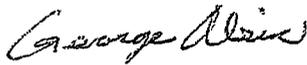
To: Pender Progress Corporation Committee

Project: PENDER PROGRESS CORP. Shell Building
LOT #4, PHASE 1, SECTION 1, WORTH BEVERAGE DRIVE
TOWN OF BURGAW, PENDER COUNTY, NC

It is the recommendation of our office to select Lee F. Cowper General Contractors at the selected bidding contractor for the project listed above. We feel Lee F. Cowper is the best qualified general contractor for this project based on the bid documentation provided.

We also recommend to the committee to select the alternate standing seam roof with concealed fasteners for the main building roof. This roof system is a much better roof that will minimize future roof leaks.

Regards,


George Alsina

PENDER PROGRESS CORP. GENERAL CONTRACTOR BID PRICE LIST

CONTRACTOR	CENTURION	JOHN S CLARK	LEE F COWPER	McKINLEY
# of ADDENDUMS ACKNOWLEDGED	#1 thru #5	#1 thru #5	#1 thru #5	#1 thru #5
Construction Time				
SITE WORK -	2 months	3 months	1 1/2 months	1 3/4 months
TOTAL PROJECT -	7 months	7 months	4 1/2 months	7 months
BASE BID PRICE	\$1,379,350.00	\$1,284,000.00	\$1,171,000.00	\$1,249,349.00
ALTERNATE #1	\$286,662.00	\$1,842,000.00	\$1,414,000.00	\$ 61.43 per sq. ft.
ALTERNATE #1a	\$310,250.00	\$1,863,000.00	\$1,447,000.00	\$ 1.70 per sq. ft.
ALTERNATE #1b	\$333,721.00	\$1,884,000.00	\$1,484,000.00	\$ 2.28 per sq. ft.
ALTERNATE #2	\$154,433.00	\$2,369,500.00	\$1,579,000.00	\$ 59.38 per sq. ft.
UNIT PRICES				
#1 Removal of unsuitable soils per cubic yard	\$ 1.00 per cu. ft.	\$ 6.00 per cu. ft.	\$ 5.50 per cu. ft.	\$ 6.00 per cu. ft.
#2 Install new soils per cubic yard	\$ 1.50 per cu. ft.	\$ 15.00 per cu. ft.	\$ 11.00 per cu. yd.	\$ 12.00 per cu. ft.
#3 asphalt pavement per cubic yard	\$ 10.20 per cu. ft.	\$ 13.50 per cu. ft.	\$ 16.50 per sq. ft.	\$ 17.00 per cu. ft.
#4 concrete curb & gutter	\$ 24.00 per lin. ft.	\$ 14.50 per lin. ft.	\$ 15.00 per lin. ft.	\$ 13.50 per lin. ft.
#5 Trenching installed per linear foot	\$ 5.00 per lin. ft.	\$ 6.00 per lin. ft.	\$ 3.50 per lin. ft.	\$ 5.00 per lin. ft.
#6 well point de-watering	\$ 140.00 per well	\$ 175.00 per well	\$ 15,000.00 per well	\$ 18,000.00 per well
CONTRACTOR	CENTURION	JOHN S CLARK	LEE F COWPER	McKINLEY

