



REQUEST FOR BOARD ACTION

ITEM NO. 19.

DATE OF MEETING: December 3, 2012

REQUESTED BY: Mike Taylor, Library Director/Claiburn B. Watson, Finance Officer

SHORT TITLE: Resolution Authorizing Contract and Purchase Order to JP&J Construction for Renovation of the York House: \$101,602.

BACKGROUND: The Board of Commissioners authorized the York House at 108 S. Cowan Street to be renovated to create the William Dallas Herring Regional Heritage Collection as an annex of the Pender County Public Library in Burgaw. The first Request for Proposals was issued August 29 and was widely advertised locally and by multiple commercial services working with the construction industry. Surprisingly, only one bid was received. A survey was done of all contractors who had expressed interest but did not submit a bid. The small scope of the project, a lack of formal architectural drawings, and the time required to compile a bid versus a one in eight chance for award was cited as a reason for not compiling a bid.

The one submitted bid was much lower than had predicted, and award was made by the Board of Commissioners on October 15 to JP&J Construction. However, the bond market and other circumstances worked together to unexpectedly raise the cost of bonding required by the contract. Therefore the contract was not executed as the cost for the contractor was untenable. The bonding was an option Pender County exercised in the RFP, but is not a legal requirement by NC law or formal local policy for a project this small. The project was bid again without the bonding requirement. Once again, only one bid was received by the November 16 deadline. The bid was nearly identical to the previous bid and is deemed acceptable by county staff. We recommend to the Board of Commissioners to award a new contract to JP&J Construction.

If awarded today, work is to commence immediately after a Notice to Proceed is issued with completion within 90 days. Therefore the renovation is expected to be completed by early March.

SPECIFIC ACTION REQUESTED: To consider authorizing a contract with JP&J Construction and issuance of a Purchase Order in the amount of \$101,602.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.


Initial

RESOLUTION

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

the Board hereby authorizes a Purchase Order to JP&J Construction in the amount of \$101,602 for the renovation of the York House. The Chairman/County Manager is authorized to execute any/all agreements necessary to implement the resolution.

60-407400, Project 6090 York House Renovation – Capital Outlay \$101,604

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Brown ___ McCoy ___ Tate ___ Ward ___ Williams ___

Chairman 12-3-2012
Date

ATTEST 12-3-2012
Date