



REQUEST FOR BOARD ACTION

ITEM NO. 13

DATE OF MEETING: August 10, 2015

REQUESTED BY: Michael G. Mack, Utilities Director

SHORT TITLE: Resolution to Award a Renovations and Remodeling Contract for the Addition of Ten (10) Office Spaces within the Open Areas of the Existing Probation and Parole Building at 312 W. Williams Street to Mazzarone Construction, Inc. in the Amount of \$98,600.00.

BACKGROUND: In 2013, Pender County received a request from the Judicial District Manager and Chief Probation/Parole Officer of the NC Department of Public Safety, Division of Adult Correction and Juvenile Justice, that due to an increase in the growth of the offender population and probationary law changes, up to ten (10) additional staff officers and private office spaces would be required in the Pender County Probation and Parole office building. Open space currently used as conference/meeting rooms in the existing building can be remodeled to accommodate ten (10) additional private office spaces.

Public Works contacted six (6) local General Contractors for price quotes to make the necessary renovations. Of the six, only two (2) were willing to do the work and submitted written quotes due to the fact that the demand for new home construction is currently greater than remodeling work. The scope of work includes limited interior demolition, new insulated walls, ceilings, doorframes and doors with hardware, HVAC supply and return ducts, electrical outlets, switches, light fixtures, painting, and new vinyl no-wax floor tiling throughout the entire building. Public Works received a written quote from Vie Construction out of Wilmington for this work in the amount of \$102,950 and one from Mazzarone Construction out of Rocky Point in the amount of \$98,600. Mr. Pat Mazzarone has done several successful projects for the county and staff is always well pleased with his work and recommends award of the Probation and Parole Building remodeling project to Mazzarone Construction in the amount of \$98,600.

\$175,000 in funding was secured for this project through the recent LOBS financing. The balance of the project funds will be held for additional contingency funding and bond closing costs.

SPECIFIC ACTION REQUESTED: Award a remodeling contract and approve a Purchase Order for the remodeling of the Probation and Parole office for ten (10) new private office spaces to Mazzarone Construction in the amount of \$98,600.

RESOLUTION

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

that a contract award for the remodeling of the Probation and Parole building to add ten (1) new private office spaces and all associated construction activities required in the scope of work and a Purchase Order to Mazzarone Construction in the amount of \$98,600 are approved and authorized.

The Chairman/County Manager/Project Manager is authorized to execute any document necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Williams ___ Brown ___ McCoy ___ Piepmeyer ___ Keith ___

J. David Williams, Jr. Chairman 08/10/15
Date

ATTEST 08/10/15
Date

Mazzarone Construction Inc.

726 Sawmill Road
Rocky Point, NC 28457

Proposal

Date	Estimate #
11/18/2014	1418

Name / Address
Pender County Public Works Att Pat Simmons 210 South Bennett Street Burgaw, N.C. 28425

JOB

Description	Qty	Rate	Total
<p>Probation and Parole renovations Provide all labor ,equipment and materials to accomplish the following scope of work and as shown on plans for this job plan # RG-RENOV-012 dated 11/06/14</p> <p>DEMOLITION ceiling,walls,floor tile,bathroom partitions,folding wall,ceiling insulation,light fixtures,ductwork, clean up and dispose of all debris.</p> <p>GENERAL CONSTRUCTION Frame new walls using 2x4 lumber insulate walls with sound batts install 1/2" drywall on new walls and ceiling slick finish install new hollow metal frame's and solid core birch doors with hardware Paint all new walls,ceilings and door frames, poly doors install new solid plastic bathroom partitions in 2 bathrooms and new bath hardware. install new vinyl floor tile throughout entire building</p> <p>HVAC install new supply and return in each newly created office</p> <p>ELECTRIC install new outlets,switches,blank data raceways,light fixtures,emergency lights and exit signs as shown on plans</p> <p>* note this proposal dose not provide for any work in lobby area which will be addressed under separate proposal.</p> <p style="text-align: right;">total price</p>			
		98,600.00	98,600.00
E-mail		Total	
pmazzarone@gmail.com		\$98,600.00	

Pat Simmons

From: Glenn Neighbour <vieconstruction@hotmail.com>
Sent: Friday, July 24, 2015 2:50 PM
To: Pat Simmons
Cc: Vie Construction
Subject: Updated Estimate 312 W Williams Street

Good afternoon,

As discussed I have reviewed your plans and put together an estimate for the renovation. Please let men know if you have questions or if we can be of further service.

Scope of Work - Estimate includes an addition to the existing front entry (6x25), new layout and additional offices in existing space to both the left side and rear of and within the existing space. Price does not include permits and/or any work required to bring other areas of the building up to code as may be required by county inspectors. Upon being hired for the project Vie will meet with county inspections and determine any and all potential added requirements and associated costs.

Estimate of Cost

1. Demolition/Protection/Hauling and Cleaning...\$10250
2. Masonry including footings and slabs...\$3000
2. Frame and Adjust as needed for new spaces...\$9850
3. Utilities including media wiring, electric, plumbing and hvac...\$11500 (does not include additional units or thermostats for hvac)
4. Insulation and sheetrock...\$11000
5. Interior trim and painting...\$13250
6. Flooring budget (existing and new spaces)...\$18600 for standard grade VCT flooring which requires waxing 1x per year
**option to upgrade to no wax LVT 20 mil grade add \$10000 to budget
7. Fixture, hardware, glass, shelving and miscellaneous contingency allowance...\$5500
8. Profit and overhead...\$10000

~~Total Estimate...\$92950 + 10,000~~ *102,950.00*

There will be challenges with timing this type of project in order to do cost effectively as well as allow work to continue in the building as much as possible. That said this was not estimated to be done in phases or after normal business hours. Those decisions/options would add cost to any budget.

Thank you again for the opportunity and I look forward to the prospect of working together in the future.

