

## City Council – Action Request Form

**Date:** August 20, 2018

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**To:** The City Manager

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**From:** Damon Dequenne, Assistant City Manager  
Jerry Bates, Purchasing Director

**Council Action Requested:**

Adoption of Resolution Awarding Construction Contract for Happy Hill Phase I Renovations. (East Ward)

**Strategic Focus Area:** Livable Neighborhoods  
**Strategic Objective:** Expand Open Space and Recreational Facilities  
**Strategic Plan Action Item:** No  
**Key Work Item:** Yes



**Summary of Information:**

The City advertised for bids for Happy Hill Park Phase I Renovations. This project involves select demolition and improvements to portions of the 37-acre park as follows: removal of existing pool house, shelters, swimming pool, asphalt, gravel drive/trail vegetation and will include the following improvements: construction of a new pavilion and new splash pad restroom/equipment building, asphalt parking lot, concrete curb & gutter and sidewalk, segmental retaining walls, 9-lane running track, natural turf soccer fields (one large, two small), play structures, splash pad, water fountain, site furnishings, grading, storm drainage improvements, fencing, and landscaping.

Bids were originally received on May 21, 2018, but were rejected for exceeding the project budget. Select portions of the project were revised, and following re-advertisement, bids received on July 11, 2018. The summary of bids is as follows:

	<u>City/State</u>	<u>Base Bid</u>	<u>Add Alt. #1</u>
Bar Construction Co., Inc.	Greensboro, NC	\$3,916,741.50	\$605,000.00
Dreambuilt Construction, Inc.	Advance, NC	4,123,628.95	139,625.00
W.C. Construction Co., LLC	Winston-Salem, NC	4,704,000.00	890,000.00
Central Builders of Mebane, Inc.	Graham, NC	4,777,500.00	563,000.00

**Committee Action:**

<b>Committee</b>	Finance 8/13/18	<b>Action</b>	Approval with Amendments
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

The base bid includes a 5% owner contingency. Add Alternate #1 is for the running track with soccer infield. In addition, three add alternates and three substitution alternates were priced for playground and sprayground feature options.

The low bidder offered a deduct of \$25,000 for the three substitution alternates for playground equipment, which City staff recommends be accepted. This makes the final contract award for this project, including the deduct for the three substitution alternates, amount to \$3,891,741.50.

The 2014 GO Recreation Bond fund has \$3,920,695 remaining for these phase I renovations, which includes the additional \$500,000 from bond sale proceeds that City Council approved at the December 18, 2017 meeting. Funds are not available to complete any of the Add Alternates. The designer's original estimate was \$3,456,504 including the running track with soccer field.

The low bidder, Bar Construction Co., Inc. submitted subcontract goals below those established for this project of 16% with minority-owned businesses and 11% with women-owned businesses. Therefore, pursuant to the City's M/WBE Policy, the Internal M/WBE Committee and the Citizen's M/WBE Advisory Committee met to review and consider all documentation of the bidder's good faith efforts which follow this resolution. Both committees determined that the bidder did make necessary good faith efforts to achieve the established project goals.

Therefore, it is recommended that a contract be awarded to Bar Construction Co., Inc., the low bidder meeting specifications, in the not-to-exceed total amount of \$3,891,741.50.

M/WBE comment: This project was advertised on the City's website and with several electronic plan rooms. Notifications were sent to all local M/WBE and regional HUB and DBE businesses on a weekly basis. See Exhibit A for a complete list of businesses that requested the bidding document.

Workplace Demographics: See Exhibit B