

City Council – Action Request Form

Date: September 14, 2020

To: Mayor, Mayor Pro Tempore, and Members of the City Council

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

Council Action Requested:
Resolution Awarding Contract for Bryce A. Stuart Renovations

Strategic Focus Area: Service Excellence
Strategic Objective: Ensure Service Delivery Efficiency and Effectiveness
Strategic Plan Action Item: No
Key Work Item: Yes



Summary of Information:

Bids were received August 18, 2020, by City/County Purchasing for the Bryce A. Stuart Renovations project. Renovations to the 2nd and 3rd floor of the building are needed to complete the relocation of office areas for the Winston-Salem/Forsyth County Utilities, City of Winston-Salem City Council, and City Planning Department. The 2nd floor renovations to relocate Winston-Salem/Forsyth County Utilities will be funded by utilities and the 3rd floor renovations to relocate City Planning Department will be funded by the city. The scope of work includes partial interior demolition and adding new finishes, partitions, doors, lighting, and modifications to HVAC and electrical systems. The summary of bids received for all renovations to both floors, which includes a 5% contingency allowance, follows:

	<u>City/State</u>	<u>Total Bid</u>
KNA Contracting, LLC	Wirtz, VA	\$498,700.65
Magnolia Construction, Inc.	Winston-Salem, NC	506,401.00
Dreambuilt Construction, Inc.	Advance, NC	520,800.00
Lomax Construction, Inc.	Greensboro, NC	532,500.00
Davie Construction, Inc.	Clemmons, NC	596,898.75
H.M. Kern Corporation	Greensboro, NC	605,850.00
S & S Building and Development, LLC	Greensboro, NC	614,449.50

The low bidder, KNA Contracting, LLC, has agreed to subcontract goals other than those established for this project; therefore, pursuant to the City’s M/WBE Policy, the Internal M/WBE Committee and the Citizen's M/WBE Advisory Committee (CAC) met to review and consider all documentation of the bidder's good faith efforts which are attached to this resolution. The CAC determined that the bidder did make necessary good faith efforts to achieve the established project goals.

Committee Action:

Committee	<u>Finance 9/14/2020</u>	Action	<u>Approval</u>
For	<u>Unanimous</u>	Against	<u></u>

Remarks:

Included in the total bid amount submitted by KNA Contracting, LLC to complete all renovations per bid specifications on the 2nd floor is \$360,520 plus \$18,026 for any contingencies if needed for a total bid amount of \$378,546. The Winston-Salem/Forsyth County Utility Commission approved funding of \$378,546 for this work at the September 14, 2020, meeting. Included in the total bid amount to complete all renovations per bid specifications on the 3rd floor is \$114,433 plus \$5,721.65 for any contingencies if needed for a total bid amount of \$120,154.65. Funding for the renovations to the Planning Division's new space will come from the remaining balance of the Union Station redevelopment project that was designated for the upfit of space. Because the City received CARES Act funding for the relocation of the Department of Transportation, the Union Station project balance is available for the Planning Division's office renovation.

It is recommended that a contract for the Bryce A. Stuart Renovations project be awarded to KNA Contracting, LLC, lowest responsive, responsible bidder meeting specifications, in the total bid amount of \$498,700.65. The Engineers estimate for the complete project is \$763,708.

M/WBE comment: This project was advertised on the City and HUB websites, with several electronic plan rooms, and 32 general contractors were notified directly of this opportunity. Notifications were also sent to all local M/WBE and regional HUB and DBE businesses. See Exhibit A for a complete list of businesses that were notified the bidding opportunity and the low bidder's Workplace Demographics form.