

Issue Analysis Form



Date: 09/22/2020
Item: Award of Contract
Central Wellness
Center Phase I
Renovations
General Services, Garage,
Finance
Lead Department(s):
Contact Person(s): Mike Purvis; Betsy Drewry

Description and Current Status

The Board of Supervisors approved Phase I code compliance renovations to the Central Wellness Center as a FY2020 capital project. The Board authorized a Fall Series 2019 bond issuance on November 13, 2019, and \$1,420,000 was borrowed for the CWC renovations. Another \$500,000 was borrowed in the spring of 2018 for a Central Wellness Center feasibility study and possible improvements. Total borrowing for this project is \$1,920,000. Commitments and expenditures to date total \$290,823.83 for the feasibility study and A/E services for the design and construction management of Phase I renovations. The amount available for Phase I renovations (construction) is **\$1,629,176.17**; see **Attachment C** for borrowing and budget details.

The Architectural and Engineering work for the renovation was awarded to Enteros Design on December 10, 2019, and the Board was provided an overview of design plans and items to possibly include as bid alternate deducts on June 23, 2020. A copy of the June 23 Enteros overview is provided as **Attachment A**. This overview provides information on the building improvements and systems that will be addressed in Phase I renovations, and on the four items that were included as bid alternates.

IFB#21-20-0504 "Central Wellness Center Renovation" was issued on August 4, 2020 with a September 9 closing date. This IFB and any addenda can be viewed on the County Finance website at

<https://m.vendor.eprocipdc.com/Vendor/public/AllOpportunities?agencyname=Prince%20George%20County>

Seven (7) bids were received and a bid tabulation summary is provided as **Attachment B**.

Staff is recommending **award of contract to Centennial Contractors Enterprises, Inc.** as the lowest responsive and responsible bidder, for **\$1,470,000**, to include all bid alternates.

See **Attachment C** for Project Budget & Available Funding.

Staff is requesting the board to authorize:

- Authorization for the County Administrator to execute a contract with **Centennial Contractors Enterprises, Inc. for \$1,470,000 including all alternates.**

There is no appropriation needed, as funds for this project have been borrowed and are on deposit in State Nonarbitrage Program (SNAP).

A draft resolution for board consideration and possible approval is included in the board packet.

Government Path

- | | | |
|--|---|--|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does This require Planning Commission Action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a public hearing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If so, before what date? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Fiscal Impact Statement

The low bid is within the project budget from the 2018 and fall 2019 borrowings (funds on deposit with SNAP), **with all alternate deducts being performed.** Performing all alternates leaves a project contingency of \$159,176.17.

County Impact

Phase I renovations to the Central Wellness Center will address safety and code compliance issues to allow continued first floor building use. Completion of bid alternates will allow possible use of the building as an emergency shelter.

Notes

ATTACHMENT A
ENTEROS JUNE 23, 2020 PRESENTATION

PRINCE GEORGE WELLNESS CENTER

Feasibility Study and Adaptive Reuse Assessment - Phase 1 Renovation Scope



Phase 1 Renovation Scope

Report Presented on July 17, 2019

ATTACHMENT A
ENTEROS JUNE 23, 2020 PRESENTATION

Architectural

- **Handicapped accessibility**
 - Ramp replacement
 - First floor main restrooms

Mechanical

- Restroom exhaust systems
- Heating for first floor restrooms

Plumbing

- Plumbing for first floor restrooms

Electrical

- New main electrical service
- New fire alarm system
- Fire protection and fire alarm systems

Fire Protection

- New fire sprinkler system



Phase 1 Renovation Added Scope

ATTACHMENT A
ENTEROS JUNE 23, 2020 PRESENTATION

Added Scope Fall 2019

- Locker Rooms
- Generator
- Rear Parking Lot Ramp
- New Domestic Water line



Phase 1 Renovation Added Scope

ATTACHMENT A
 ENTEROS JUNE 23, 2020 PRESENTATION



Budget

Phase 1 – Previous Estimate July 23, 2019

Phase 1 Work	
• Building	\$843,406
• Sitework	\$28,339
• Escalation (December 2019)	\$23,828
• Contingency	\$134,336
• Phasing Premium	\$20,598
• ADA Restroom	\$148,000
Total	\$1,198,507

Added Scope After Phase 1 Budget Estimate

• Locker Rooms	\$651,000
• Generator	\$343,632
• Rear Parking Lot Ramp	\$101,500
• New Water Line	\$10,803
Total Added Scope	\$1,106,935

Total Phase 1 Plus Budget Plus Added Scope \$2,305,442 July 23, 2019



Budget

Phase 1 – 50% CD’s Estimate March 23, 2020

Phase 1 Work – 50% CD’s	
• Building and Site Including Added Scope	\$2,280,166
• Includes Locker Rooms	
• Includes Generator	
• Includes Rear Parking Lot Ramp	
• Included New Water Line to Building	
Project Funds	
• Total Borrowing	\$1,920,000
Expenses	
• Contracted A&E Fees	\$283,823
Available Remaining Funds	
• Project Funds for Construction	\$1,636,177
Total Deficit With Added Scope	-\$643,989



Budget

Phase 1 – 50% CD’s Estimate March 23, 2020

Phase 1 Work – 50% CD’s

- Building and Site Including Added Scope \$2,280,166
- Includes Locker Rooms
- Includes Generator
- Includes Rear Parking Lot Ramp
- Included New Water Line to Building

Potential Deduct Alternates (subtract from estimate above)

- Locker Rooms \$651,000
- Generator \$343,632
- Rear Parking Lot Ramp \$101,500
- New Water Line \$10,803

Total After Deduct Alternates \$1,173,231

Available Funds \$1,636,177

Potential Surplus \$462,946



<p>Evaluation Sheet County of Prince George IFB 21-02-0504 Prince George Wellness Center BIDS DUE: 2:00 PM, SEPTEMBER 9, 2020</p>							
Central Contractors, Inc. 1108 E Main St, Suite 3 Richmond, VA 23219	Henderson Inc 5806 Mooretown Rd Williamsburg, VA 23188	Heartland Construction, Inc. 824 Curtis Saunders Ct, Suite 108 Chesapeake, VA	First Class Contracting 1700 Broad Rock Blvd Richmond, VA 23224	Kenbridge Construction 1101 Fifth Ave Kenbridge, VA 23944	VIRTEXCO Corp 7840 Forest Ave Richmond, VA 23225	J. A. Heiseler Contracting Co. 3201 Lanvale Ave. Richmond, VA 23230	
\$1,470,000.00	\$1,538,692.00	\$1,616,000.00	\$1,631,269.00	\$1,723,000.00	\$1,827,000.00	\$1,831,376.00	

Alternates							
#1 - Generator	(\$120,000.00)	(\$130,295.00)	(\$141,000.00)	(\$160,476.00)	(\$112,000.00)	(\$163,400.00)	(\$110,000.00)
#2 - Exterior Ramp & Stair	(\$70,000.00)	(\$66,158.00)	(\$94,000.00)	(\$69,790.00)	(\$102,000.00)	(\$68,500.00)	(\$94,000.00)
#3 Locker Room Renovations	(\$380,000.00)	(\$431,725.00)	(\$465,000.00)	(\$441,915.00)	(\$400,000.00)	(\$482,000.00)	(\$336,000.00)
#4 Domestic Water line	(\$26,000.00)	(\$49,742.00)	(\$49,000.00)	(\$30,114.00)	(\$40,000.00)	(\$65,600.00)	(\$41,000.00)

Unit Prices							
#1 Additional Excavation in Trenches	\$35 per unit	\$30 per unit	\$75 per unit	\$58 per unit	\$75 per unit	\$65 per unit	\$25 CY
#2 Additional Excavating in Footings	\$35 per unit	\$30 per unit	\$65 per unit	\$58 per unit	\$100 per unit	\$65 per unit	\$25 CY

Base - Alternate 1	\$1,350,000.00	\$1,408,397.00	\$1,475,000.00	\$1,470,793.00	\$1,611,000.00	\$1,663,600.00	\$1,721,376.00
Base - Alternate 2	\$1,400,000.00	\$1,472,534.00	\$1,522,000.00	\$1,561,479.00	\$1,621,000.00	\$1,758,500.00	\$1,737,376.00
Base - Alternate 3	\$1,090,000.00	\$1,106,967.00	\$1,151,000.00	\$1,189,354.00	\$1,323,000.00	\$1,345,000.00	\$1,495,376.00
Base - Alternate 4	\$1,444,000.00	\$1,488,950.00	\$1,567,000.00	\$1,601,155.00	\$1,683,000.00	\$1,761,400.00	\$1,790,376.00

Base - 1 & 2	\$1,280,000.00	\$1,342,239.00	\$1,381,000.00	\$1,401,003.00	\$1,509,000.00	\$1,595,100.00	\$1,627,376.00
Base - 1 & 3	\$970,000.00	\$976,672.00	\$1,010,000.00	\$1,028,878.00	\$1,211,000.00	\$1,181,600.00	\$1,385,376.00
Base - 1 & 4	\$1,324,000.00	\$1,358,655.00	\$1,426,000.00	\$1,440,679.00	\$1,571,000.00	\$1,598,000.00	\$1,680,376.00
Base - 2 & 3	\$1,020,000.00	\$1,040,809.00	\$1,057,000.00	\$1,119,564.00	\$1,221,000.00	\$1,276,500.00	\$1,401,376.00
Base - 2 & 4	\$1,374,000.00	\$1,422,792.00	\$1,473,000.00	\$1,531,365.00	\$1,581,000.00	\$1,692,900.00	\$1,696,376.00
Base - 3 & 4	\$1,064,000.00	\$1,057,225.00	\$1,102,000.00	\$1,159,240.00	\$1,283,000.00	\$1,279,400.00	\$1,454,376.00

CWC Borrowing and Commitments

Borrowing	Amount
Series 2018	\$ 500,000.00
Series Fall 2019	1,420,000.00
TOTAL	\$ 1,920,000.00

Expended & Committed from Borrowings:

Feasibility Study (Enteros)	63,571.83
Design of Phase I Renovations	215,377.00
Locker Room Review	1,875.00
Estimated Costs / Other	10,000.00
Total Expended & Committed	\$ 290,823.83

Bond Proceeds Remaining for Construction: \$ 1,629,176.17

Low Bid (Total / Base) \$ 1,470,000.00 <----Performing all Alternates

Funds Remaining for additional Excavation Trenches
& Footings / County Contingency: \$ 159,176.17 10.83% As a % of Low Bid

Alternate Deductions (Low Bidder):

#1 - Generator	(120,000.00)	-8.16% As a % of Low Bid
#2 - Exterior Ramp & Stair	(70,000.00)	-4.76% As a % of Low Bid
#3 Locker Room Renovations	(380,000.00)	-25.85% As a % of Low Bid
#4 Domestic Water line	(26,000.00)	-1.77% As a % of Low Bid
Total Alternate Deductions	(596,000.00)	-40.54% As a % of Low Bid

Possible additional excavation in trenches \$ 35.00 per unit
Possible additional excavation in footings \$ 35.00 per unit

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 22nd day of September, 2020:

Present:

Donald R. Hunter, Chairman
Alan R. Carmichael, Jr., Vice-Chairman
Floyd M. Brown, Jr.
Marlene J. Waymack
T. J. Webb

Vote:

A-7

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

RESOLUTION; AWARD OF CONTRACT (CENTRAL WELLNESS CENTER RENOVATIONS PHASE I, \$1,470,000)

WHEREAS, \$1,629,176 for Phase I Renovations to Central Wellness Center is available from the General Obligation borrowings, Bond Series spring 2018 and Bond Series Fall 2019; and

WHEREAS, The Prince George County Board of Supervisors authorized design work for Phase I renovations to the Central Wellness Center to include improvements to address necessary code concerns related to:

- handicapped accessibility;
- mechanical systems;
- plumbing;
- electrical systems; and
- fire protection;

and to include as possible bid alternate deducts:

- a new generator;
- the addition of a new exterior ramp and stairs;
- renovations to the locker room; and
- a new domestic water line; and

WHEREAS, An Invitation for Bids (IFB # 21-20-0504) for Phase I renovations to the Central Wellness Center was issued on August 4, 2020 with responses due on September 9, 2020; and

WHEREAS, seven bids were received with the lowest bid received from Centennial Contractors Enterprises, Inc. in the amount of \$1,470,000 which includes all bid alternates; and

WHEREAS, Staff is requesting authorization for the County Administrator to enter into a contract with Centennial Contractors Enterprises, Inc. for \$1,470,000 to move forward with the Phase I renovations to the Central Wellness Center, including all bid alternates.

NOW, THEREFORE, BE IT RESOLVED That the Board of the Supervisors of the County of Prince George this 22nd day of September, 2020, hereby awards the contract for Phase I Renovations to the Central Wellness Center, including all bid alternates, to Centennial Contractors Enterprises, Inc. for \$1,470,000 and authorizes the County Administrator to execute a contract with Centennial Contractors Enterprises, Inc.

A Copy Teste:

Percy C. Ashcraft
County Administrator