



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: August 20, 2024

New Business

Department:
General Services

Presenter(s):
John Hudson, Budget Director

Contact(s): Mike Mace, General Services Director
Ronnie Lunsford, Project Manager

Subject: FY24 200 College St. Renovation Budget Consolidation

Brief Summary:

This action is to consolidate the \$2,458,869 budget of the FY22 Administration Building Envelope Repair into the FY24 200 College St. Renovation project, which would increase the FY24 200 College St. Renovation project budget to \$4,958,869. No new County funding is required.

This consolidation would allow for funding of additional costs related to the exterior remediation of the 200 College St. building to prevent water and air infiltration. This exterior remediation work includes removal of existing exterior finishes, repair, replacement, and installation of waterproofing and insulating materials, as well as installation of exterior finishes.

Pursuant to North Carolina General Statute 143-131, General Services, along with our design team at Building Envelope Consultants and Scientists, released an advertisement for bid on May 22, 2024. A pre-bid conference was held on June 5, 2024, and bids were to be received on July 11, 2024. Only two bidders were present on July 11, 2024, so the invitation to bid was re-advertised, and bids were received on July 18, 2024. Stone Restoration was the lowest of the two bidders present on that date with a bid of \$3,080,000. After negotiations, a final price of \$2,959,000 was agreed upon, which includes \$269,000 in contingency to cover any unforeseen conditions that exist. The budget amendment to consolidate budget in the FY24 200 College St. Renovation project will allow for funding the contract and bring the project under budget.

Recommended Motion & Requested Action:

- 1) Approve budget amendment
- 2) Recommend executing the construction contract with Stone Restoration.

County Manager's Comments & Recommendation:

County Manager recommends as presented