

Commissioners' Agenda Request

Date Received: November 14, 2019

Meeting Date: November 26, 2019 Consent Agenda

Item: Bid Award of Asbestos Abatement for Lexington Library #1910006

Item Information: This work will go along with the flooring replacement project.

Cost: \$28,000.00

Source of Funding: Departmental Capital Account 70-20

Action to be taken by Commissioners: Approve

Follow-Up Required: N/A

Additional Requirements: N/A

Exhibit Material Enclosed : X Yes No

Bid Tabulation
Bid #1910006
Asbestos Abatement Lexington Library

	<u>Cost</u>
1. Clean Air Environmental, Inc.	\$28,000.00*
2. E. Luke Greene, Co., Inc.	\$35,550.00
3. Viking AMSL	\$36,500.00
4. Abatemaster, Inc.	\$44,280.00
5. Carolina's Environmental, LLC	\$54,203.00
6. EMR Services, Inc.	\$58,560.00
7. Carolina Demo & Abatement	(Rejected)

*Recommendation for award.

This bid was opened on November 13, 2019 at 3 pm.

TO: Zeb Hanner
FROM: Dwayne Childress
DATE: November 14, 2019

SUBJECT: Bid 1910006 Asbestos Abatement Lexington Library

Dear Sir,

I am writing you in response to the bid opening of November 13, 2019. The bid was for asbestos abatement at the Lexington Library, which goes along with the flooring replacement, which is the next project to be awarded. We had seven responses out of seventeen companies solicited.

The bids ranged from a low of \$28,000.00 from Clean Air Environmental, Inc., to a high of \$58,560.00 from EMR Services, Inc. The difference between the lowest and second place bidder was \$7,550.00 or 21.2%. The average of all the bids received was \$43,249.00. As you can see the lowest bid was well below the average. The bid tabulation is attached for your review. The bid from Carolina Demo & Abatement was reviewed and rejected as being non-responsive.

The budget request was for \$171,000.00, which would have covered all of phase 1, some of phase 2 and phase 3. However, with the floor mastic (glue) testing positive for asbestos this really redefines the budget requirements. In fact, this would make us rethink/restart the approach to a successful completion of the project. The following was approved on June 3, 2019 by the Facilities Committee and approved by the Board on June 11, 2019:

As of May 9, 2019
Goal: \$110,000

\$37,000 New ceilings
\$10,000 New grid
\$ 6,000 New door handles with keying scheme (ADA)
\$ 6,000 Card access
\$ 3,000 New walls with paint
\$ 3,000 Construction asbestos testing
\$10,000 Asbestos removal
~~\$22,000~~ New ramp (ADA)
\$30,000 New LED lights
\$ 7,000 Electrical rework
\$ 7,500 New kitchen appliances
\$ 5,400 New doors & inside signage
\$ 5,100 Remove old wallpaper & 2 coats of paint
\$ 7,000 Low volt wiring – phone & data
\$12,000 Children's area & other carpentry work
\$171,000 Total

Items not covered by the above:
\$50,000 Flooring
\$25,000 Millwork
\$30,000 Restrooms renovations (ADA)
Done Furniture
\$12,000?HVAC Controls & rework?
\$117,000 Total

We were planning to make a draw for this project on June 4, 2019.
Total project \$288,000.00.

Total expenditures thus far:

\$ 250.00 Asbestos testing
\$ 6,767.00 Back-office asbestos removal
\$ 7,017.00 Total

\$13,000.00 Budget
(\$ 7,017.00) Total spend to date
\$ 5,983.00 Remaining

\$28,000.00 Request for asbestos removal
(\$ 5,983.00) Remaining funds in line of asbestos removal
\$22,017.00 New request for funds or the ability to move funds within the project

I believe we will deliver this project under the \$288,000.00, as was the original request. Hence, my recommendation is to allow staff move funds within the project to successfully complete the project. Thus, no more funds would be required at this point. Just to be clear, any dollars saved within a line or a phase moves to the next phase, which reduces the need for funding. Along the same line of expenses, we will need a moving company to empty the library of furniture and books, rental of container boxes to store all of the contents of the library, and boxes to store books.

The impact of this project will be devastating to library operations. At this point, we believe the library will be closed for three plus months, at least.

14 Days to empty the Library
15 Days for asbestos abatement
3 Days for drying after abatement
10 Days for construction
7 Days for new flooring
14 Days to move furniture into Library
63 Days total ÷ 5 = 12.6 weeks

Therefore, it is my recommendation to allow staff to move funds within the project as needed for completion and that we accept the bid from Clean Air Environmental, Inc., for the asbestos abatement at the Lexington Library in the amount of \$28,000.00, which is the lowest responsible/responsive bid. If you have any questions, please feel free to contact me at 336-242-2030.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dwayne Childress", written in a cursive style.

Dwayne Childress
Support Services Director