

*Approved
Committee
3/4/19*



**COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT**

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

TO: Councilman Brian Flewelling, Chairman, Public Facilities Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: New Contract as a Result of Solicitation
IFB 011719, Beaufort County Government Complex, A. Horne Building Selective Demolition

DATE: 03/04/2019

BACKGROUND:

Beaufort County issued an Invitation for Bid (IFB) to solicit proposals from qualified firms to provide construction services for the A. Horne building partial demolition. The project includes partial demolition of an existing single story load bearing masonry building and mechanical, electrical and plumbing work required to maintain occupancy of the remaining portion. The project does not include hazardous materials removal or abatement. Three mandatory pre-bid meetings were held on November 15, 2018, December 4th and 20th, 2018, at 3:00 pm in the Executive Conference Room. A total of six (6) construction firms attended the meetings. Two bids were received and opened on January 19, 2019. The County received bids from the following two firms:

1. Patterson Construction, Beaufort, SC
2. CCCS International, Charleston, SC

County staff evaluated the bids, along with our architect Daniel C. Saltrick, Beaufort Design Build, and determined that Patterson Construction was the lowest responsive and responsible bidder.

*The total Bid includes a Contingency allowance of \$4,675 to cover any unforeseen conditions. The grand total for the project including the contingency is \$98,175. Patterson Construction is a local contractor and is self-performing and will use their own equipment for demolition and haul off. For these reasons, Patterson Construction's overhead and general conditions costs are most likely lower than the Bidder who is from Charleston, SC. Beaufort Design Build's estimate for this project was \$130,000. Staff believes that Patterson Construction's bid is reasonable for the Scope of Work and recommends the award. The contractor has 30 days to complete the project.

VENDOR INFORMATION:

COST:

1. Patterson Construction, Beaufort, SC	\$ 98,175*
2. CCCS International, Charleston, SC	\$222,652.50

FUNDING:



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Recommendation for Contract Award for IFB#011719, Beaufort County Government Complex A. Horne Building Selective Demolition

Council Committee:

Public Facilities Committee

Meeting Date:

March 4, 2019

Committee Presenter (Name and Title):

Dave Thomas, Purchasing Director; Mark Roseneau, Director, Facilities Management; Dan Saltrick, Beaufort Design Build

Issues for Consideration:

Patterson Construction, Inc., and CCCS International bid on the A. Horne Building Selective Demolition Construction Services. Patterson Construction, Inc. is considered the lowest responsive bidder. Patterson Construction's bid price was \$98,175 compared to CCCS International's bid of \$222,652. That's \$124,477 more than the low bidder's price. Note, Patterson Construction is a local vendor and is self-performing. Their bid was \$30,000 less than the \$130,000 estimate. Patterson Construction's overhead and general conditions costs are most likely lower than CCCS International who is from Charleston, SC.

Points to Consider:

Staff has met with the owner of Patterson Construction, Inc., and believes their bid is reasonable for the Scope of Work and recommends the award.
The contractor has 30 days to complete the project once they receive the Notice to Proceed.

Funding & Liability Factors:

2019A Go Bonds, Balance of \$3,500,000. Account # 40110011-54425 Renovations-A. Horne Building

Council Options:

Award the contract to Patterson Construction, Inc., award the contract to Ward Edwards Engineering, return the project for rebid or cancel/delay the project.

Recommendation:

Award the A. Horne Building Selective Demolition contract to Patterson Construction, Inc., in the amount of \$98,175.

Bid Date and Time: January 17 at 2:00 PM

Bid Location: Beaufort County Purchasing Office; 106 Industrial Village Road, Building 2, Beaufort, South Carolina 29906

**Beaufort County Government Complex
A.Horne Building Selective Demolition
104 Ribaut Rd., Beaufort, South Carolina 29902**

Bid Tabulation

Item or Description	Patterson Construction	CCCS International
SC License Number	G12306 B5	G115516
Attended Pre-Bid Meeting	Yes	Yes
All Addendums Received	Yes	Yes
SMB Self Performance Affidavit or Good Faith Effort Checklist	Yes	Yes
Non-Discrimination Statement	Yes	Yes
Certificate of Compliance with ADA	Yes	Yes
Bid Bond or Certified Cashier's Check	Yes	Yes
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A. Base Bid	\$93,500.00	\$212,050.00
B. Contingency Allowance – Five Percent (5%)	\$4,675.00	\$10,602.50
C. Total Bid (A+B)	\$98,175.00	\$222,652.50
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Alternates		
There are no Alternates	N/A	N/A
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Unit Prices		
There are no Unit Prices	N/A	N/A
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Total Bid	\$98,175.00	\$222,652.50

Certification:

Bids tabulated herein where opened and read aloud on January 17, 2019 at 2:00 PM, in the office of Beaufort County Purchasing Office; 106 Industrial Village Road, Building 2, Beaufort, South Carolina 29906. The above Tabulation is true and accurate.

Certified by: _____ on 01-17-2019



Daniel C. Saltrick, AIA





COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg 2-Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian E. Flewelling, Chairman, Public Facilities Committee
FROM: Dave Thomas, CPPO, Purchasing Director
SUBJ: Recommendation for Contract Award for IFB #011719, Beaufort County Government Complex A. Horne Building Selective Demolition
DATE: January 29, 2019

BACKGROUND: Beaufort County issued an Invitation for Bid (IFB) to solicit proposals from qualified firms to provide construction services for the A. Horne building partial demolition. The project includes partial demolition of an existing single story load bearing masonry building and mechanical, electrical and plumbing work required to maintain occupancy of the remaining portion. The project does not include hazardous materials removal or abatement. Three mandatory pre-bid meetings were held on November 15, 2018, December 4th and 20th, 2018, at 3:00 pm in the Executive Conference Room. A total of six (6) construction firms attended the meetings. Two bids were received and opened on January 19, 2019. The County received bids from the following two firms:

<u>BIDDERS:</u>	<u>Bid Total Cost</u>
1. Patterson Construction, Beaufort, SC	\$98,175*
2. Paul S. Atkins Company, Statesboro, GA	\$222,652.50

County staff evaluated the bids, along with our architect Daniel C. Saltrick, Beaufort Design Build, and determined that Patterson Construction was the lowest responsive and responsible bidder.

*The total Bid includes a Contingency allowance of \$4,675 to cover any unforeseen conditions. The grand total for the project including the contingency is \$98,175. Patterson Construction is a local contractor and is self-performing and will use their own equipment for demolition and haul off. For these reasons, Patterson Construction's overhead and general conditions costs are most likely lower than the Bidder who is from Charleston, SC. Beaufort Design Build's estimate for this project was \$130,000. Staff believes that Patterson Construction's bid is reasonable for the Scope of Work and recommends the award. The contractor has 30 days to complete the project.

FUNDING: 40110011-54425 Renovations- A. Horne Building, Balance \$3,500,000.

FOR ACTION: Public Facilities Committee on March 4, 2019.

RECOMMENDATION: The Purchasing Department recommends that the Public Facilities Committee approve the contract award to Patterson Construction in the amount of \$98,175 for the A. Horne Building Partial Demolition Project from the funding sources listed above.

cc: John Weaver, Interim County Administrator
Alicia Holland, Asst. Co. Administrator, Finance
Rob McFee, Director Facilities and Construction Engineering
Mark Roseneau, Director Facilities Management

Attachment: Bid Tab