


Tony Baldwin, Ed.D., Superintendent

175 Bingham Road, Asheville, NC 28806

P 828.255.5921 F 828.255.5923

www.buncombe.k12.nc.us

MEMO TO: Dr. Tony Baldwin  
Superintendent

FROM: Tim Fierle, AIA   
Director of Facilities

DATE: March 27, 2018

SUBJECT: **AC Reynolds High School: Roof Area I Replacement Project –  
Authorization to Award Contract**

On February 5, 2018 at 3pm, bids were received for the Roof Replacement project at AC Reynolds High School. The low bid for the project was submitted by WNC Roofing, LLC in the amount of \$347,185 including the base bid.

The base bid for the project was not within the budget allotted, so value engineering was utilized to meet the project budget. The project is budgeted through Article 39 School Capital Fund Committee and County Commissioner approved funds.

The Board Attorney's opinion letter and bid tab are attached.

**RECOMMENDATION:** Award a contract for construction of the Roof Replacement project at AC Reynolds High School to WNC Roofing, LLC in the amount of \$318,835. Authorize execution of the contract after receipt of bonds and insurance.

Attachments: Board Attorney's Opinion Letter  
Bid Tab  
Engineer's Recommendation Letter

CC: Ms. Deborah Frisby, Chief Financial Officer  
Mr. Joe Hough, Assistant Superintendent  
Ms. Tiffany McCants, Purchasing & Risk Control Manager  
Ms. Doris Sellers, AC Reynolds High School Principal  
Mr. Clark Wyatt, Director of Maintenance

# CAMPBELL SHATLEY, PLLC

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ATTORNEYS AT LAW

CHRISTOPHER Z. CAMPBELL  
K. DEAN SHATLEY, II  
CHAD R. DONNAHOO  
JOHN F. HENNING, JR.  
WALTER L. CURRIE, OF COUNSEL

March 26, 2018

***SENT VIA ELECTRONIC MAIL***

Ms. Tiffany McCants  
Buncombe County School  
175 Bingham Road  
Asheville, NC 28806-3800

Re: RFP #7-18 – ACRHS Area I Low Slope Roof Replacement


Dear Ms. McCants:

We are writing to you regarding our review of the bid bond for the above-entitled project. The apparently low bidder (WNC Roofing LLC) produced properly authorized and sufficient bid security for the project.

Please do not hesitate to contact me with questions or concerns.

Very truly yours,

**CAMPBELL SHATLEY, PLLC**



Chad Ray Donnahoo



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**BID TABULATION**  
 for  
**A.C. Reynolds High School**  
**Area I Roof Replacement**  
**RFP 7-18**

Bid opening February 27, 2018 at 3:00pm

Bidder / Offeror	Bond	MBE	Base Bid	Contingency Allowance 1	Contingency Allowance 2	Unit Price 1	Unit Price 2	Manufacturer
WNC Roofing, LLC	X	X	347,185.00	4,000.00	700.00	85.00/CF	3.50/BF	Carlisle
Triad Roofing Company, Inc.	X	X	398,770.00	900.00	500.00	18.00/CF	2.50/BF	Johns Manville
J. Bartholomew Construction	X	X	383,000.00	3,000.00	1,000.00	60.00/CF	5.00/BF	Carlisle

Bid tabulation provided by

Tiffany McCants, Purchasing Officer

# REI ENGINEERS

1927 J.N. PEASE PLACE, SUITE 201, CHARLOTTE, NC 28262  
PHONE 704.596.0331 FAX 704.596.0533



March 1, 2018

Buncombe County Schools  
175 Bingham Road  
Asheville, North Carolina 28806

Attention: Mr. Tim Fierle, AIA  
Director

Reference: Contract Award Recommendation  
A.C. Reynolds High School Area I Roof Replacement  
REI Project No. 017CLT-311  
**RFP 07-18**

Dear Mr. Fierle:

Bids were opened at 3:00 PM on February 27, 2018 for the above referenced project. WNC Roofing, LLC submitted the lowest total base bid in the amount of \$347,185.00 however total base bid exceeds Owner's available budget. REI requested WNC Roofing, LLC provide pricing for the following value engineering options:

VE#	Value Engineering Option	Proposed Cost
1	Reduce contingency allowance from \$15,000.00 to \$5,000.00	\$10,000.00
2	Omit quantity allowance for gypsum fill replacement.	\$4,250.00
3	Provide 60-mil membrane in lieu of specified 80-mil membrane.	\$10,750.00
4	Provide ½" high density polyisocyanurate in lieu of specified overlayment insulation.	Would result in cost increase
5	Provide one layer of 2.5" roof insulation in lieu of two layers of 1.5" roof insulation.	\$14,100.00
6	Omit base sheet and adhere base layer of insulation in foam adhesive directly to gypsum deck.	\$29,250.00

REI recommends Owner accepted Value Engineering Options 1, 2 and 5 for a total deduct of \$28,350.00; therefore, REI recommends this project be awarded to **WNC Roofing, LLC** in the amount of **\$318,835.00**.

Please contact our office if you have any questions regarding the bidding and awarding of this project.

Sincerely,

*REI Engineers*

A handwritten signature in black ink, appearing to read 'Jeremiah Webster'.

Jeremiah Webster, PE, RBEC, RRC, REWC, RWC, RRO  
Project Engineer

ROOFING, WATERPROOFING AND BUILDING ENVELOPE ENGINEERS AND CONSULTANTS

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