

Tony Baldwin, Ed.D., Superintendent

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MEMO TO: Dr. Tony Baldwin
Superintendent

FROM: Tim Fierle, AIA 
Director of Facilities

DATE: May 28, 2018

SUBJECT: Haw Creek Elementary School: Authorization of Change Order to Increase Scope of Re-Roofing

Phase two of five of the Haw Creek Elementary School Re-Roofing project will begin this summer with funding through the SCFC/Article 39. The Board has approved the Article 40/42 budget for 2018-19 which contains phase three funding for the project. I am recommending execution of a change order to WNC Roofing, LLC to incorporate the phase three scope of work into the phase two current contract. The contractor will perform the work at the same square foot cost as was competitively bid this past spring. I have discussed the issue with Chad Donnahoo, Board Attorney, and he takes no exception to this proposal.

The benefits of doing this work are as follows:

- Cost for insulation, roofing membrane and metals used in the project are all escalating. If we bid the project next year as a separate project I would expect the costs to increase and therefore the scope of re-roofing would need to be reduced.
- If we need to fully re-design, re-bid and utilize the engineer for construction administration as a separate project there will be added costs for these services. If we incorporate the work into the existing contract the added design fees for construction administration and shop drawing review will be minor.
- By incorporating this expanded scope, we avoid a second disruption to the school next summer.
- Permit fees for the expanded scope will be minor compared to the permit fees for a new project.

In summary this is a win/win for all. It will save costs, disruption to the school and will expedite re-roofing of an area that may potentially leak in the near future.

RECOMMENDATION: Execute a change order to WNC Roofing, LLC in the amount of \$148,930 to increase the scope of re-roofing work to include roof areas B2, D3, E and I.

Attachment: Engineer's Recommendation Letter

CC: Ms. Deborah Frisby, Chief Financial Officer
Mr. Joseph Hough, Assistant Superintendent
Ms. Susanne Swanger, Associate Superintendent
Mr. Clark Wyatt, Maintenance Director



May 24, 2018
Project No. FH176188

Mr. Tim Fierle, AIA
Buncombe County Schools
175 Bingham Road
Asheville, North Carolina 28806

Subject: Haw Creek Elementary School
Partial Roof Replacement Project
Asheville, North Carolina
Change Order Quote

Dear Mr. Fierle:

We have reviewed the cost proposal provided by WNC roofing to add roof areas B2, D3, E, and I (indicated as A.1 on the contractor's proposal) into the existing scope of work. They submitted the following related to area A.1:

Proposed Cost: \$ 148,930.00 for 8,600 square feet
Unit rate: \$ 17.32 per square foot

Originally the contract consisted of the following:

Contract Amount: \$ 467,471.00 for 26,731 square feet
Unit rate: \$ 17.49 per square foot

The total proposed contract sum with the inclusion of the two alternates and change order is as follows:

Contract Sum: \$ 476,471.00
Areas B2, D3, E and I: \$ 148,930.00
Alternate 1: \$ 47,000.00
Alternate 2: \$ 47,000.00
Total: \$ 719,401.00

The unit rate for the additional work is lower than the that of the contract price and we believe it to be fair for Buncombe County Schools and WNC Roofing. We know of no reason why Buncombe County Schools should not approve the change order to include areas B2, D3, E, and I into the existing scope of work.

If you have any questions or comments, please do not hesitate to contact me.

Respectfully,

Terracon Consultants, Inc.

JHP: J. H. Poe Jr., PE, RRO
Staff Engineer

JHP:cb

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