


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: April 24, 2019

SUBJECT: North Buncombe High School: Authorization of Change Order to Increase Scope of Re-Roofing

Phase eight of the North Buncombe High School Re-Roofing project will begin this summer with funding through Article 40/42. The Board has approved the Article 40/42 budget for 2019-20 which contains phase eight funding for the project. I am recommending approval of a change order to CityScape Roofing, Inc. to incorporate the phase eight scope of work into the phase seven current contract. The contractor will perform the work at the same square foot cost as was competitively bid this past fall. I have discussed the issue with Tiffany McCants, Purchasing and Risk Control Manager, and she takes no exception to this proposal.

The benefits of doing this work by Change Order are as follows:

- Costs for insulation, roofing membrane and metals used in the project are all escalating. If we bid the project as a separate project I would expect the costs to increase.
- We avoid a second disruption to the school, should another bid process and mobilization not be required.
- Permit fees for the expanded scope will be minor compared to the permit fee for a new project.
- Design fees and staff time are saved.
- A single warranty will cover both phases.

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

RECOMMENDATION: Approve a change order to CityScape Roofing, Inc. in the amount of \$107,114.80 to increase the scope of re-roofing work to include roof areas J, K, and L.

CC: Ms. Carol Fay, Assistant Facilities Director
Ms. Deborah Frisby, Chief Financial Officer
Ms. Tina Thorpe, Assistant Finance Officer/Capital Outlay Budget Facilitator
Mr. Clark Wyatt, Director of Maintenance

Attachments: Proposal from CityScape Roofing, Inc.
Memo from Carol Fay, Assistant Director of Facilities
Roof Plan with Areas Described



PROPOSAL

4260 East NC Hwy 10 / Claremont, North Carolina 28610

Ph: (828) 241-4747 * Fax: (828) 241-4755 * mobile (828) 217-6127 mwilliams@cityscaperroofing.com

TO: Carol Faye – Buncombe Co Schools

Date: April 24, 2019

We hereby submit specifications and estimates for: N. Buncombe High School – Weaverville, NC

- 1.) Move ballast and remove existing EPDM membrane and dispose.
- 2.) Install 1.5" Isocyanurate over the lightweight concrete deck.
- 3.) Install new .060 EPDM Membrane using 6" tape in the laps.
- 4.) Re-distribute ballast per manufacturer's requirements. Additional ballast will be installed per drawings as indicated in the corners of the roof areas.
- 5.) Furnish and install new metal to meet all requirements for Manufacturer warranty.
- 6.) Provide a CityScape Roofing, Inc., workmanship warranty for 1-year from date of completion.
- 7.) Provide a Manufacturer's warranty for 20 years with 72 MPH wind warranty.
- 8.) All items above meet the specifications as per RFP# 53-18 .

Note: This proposal is based off of the current work we are performing on site. No additional costs are added as a cost savings to the school system.

Any other work not outlined within the above proposal shall be exempt.

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

One Hundred Seven Thousand One Hundred Fourteen dollars and 80/100 \$ 107,114.80

NOTE SALES TAX; NC SALES TAX LAWS REQUIRE US TO CHARGE SALES TAX ON ALL INVOICES UNLESS WE ARE PROVIDED WITH A FORM E-595E (SALES EXEMPTION) OR FORM E-589C1 (CAPITOL IMPROVEMENT) PLEASE PROVIDE ONE OF THESE WHEN THE CONTRACT IS SENT OR A SIGNED PROPOSAL IS SENT. If one of these forms are not provided, sales tax will be added to the amount listed above when invoiced.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications

involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: *Matthew S. Williams*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

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MEMO TO: Tim Fierle, AIA
Director- Facilities

FROM: Carol Fay, Architect
Assistant Director- Facilities

DATE: April 8, 2019

SUBJECT: 2019 North Buncombe High School- Roof Replacement- Proposal

CityScape Roofing, Inc. is close to completion on Roof areas F, O, P, Q and R. The contract price for these areas is \$228,428.40/44,062 SF of roof area- approximately \$5.18 per square foot.

CityScape Roofing, Inc. was asked for a Proposal to add (3) other areas to the contract- Areas J, K, and L at approximately 20,599 SF. The proposal for this work is \$107,114.80. This price is approximately \$5.20 per square foot.

The following is a summary of the contract price and additions to the contract price if we go with Cityscape Roofing, Inc. to finish the roof areas:

| | |
|-------------------------------|---------------------|
| Contract Price | \$228,428.40 |
| Area J | \$13,665.60 |
| Area K | \$14,014.00 |
| Area L | \$79,435.20 |
| Revised Contract Price | \$335,543.20 |

RECOMMENDATION: Add these areas to the contract using 19-20 Capital approved funding of \$140,000. If we allow CityScape Roofing, Inc. to finish these areas it would save on design and bidding time and would be within the budget.

ATTACHMENT: Roof Plan With Areas Described

