



Legislation Text

File #: ID 18-0282, **Version:** 1

Resolution Approving Bid in the Amount of \$8,241,000 and Authorizing Contract with Shelco Construction for Construction of the GAC Fourth Pool

Department: Coliseum
Council District: District 1

Public Hearing: No
Advertising Date/By: No

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PURPOSE:

City Council is being requested to approve the execution of contract for construction of the Greensboro's Aquatic Center's (GAC) "fourth pool" to Shelco Construction General Contractor, in the amount of \$8,241,000.

BACKGROUND:

The GAC opened in 2011 with a three-pool design that included a warm-up/teaching pool, 50-meter competition pool and diving well. Although operating 16 hours a day (5AM-9PM), 360 days a year, the GAC continues to experience an overwhelming demand for available pool times and/or reserved swimming lanes that exceeds the facility's current capacity. The addition of a fourth pool would allow the GAC to further accommodate a variety of programming needs including swimming lessons, fitness classes and daily club, high school and collegiate swim team practices, while also continuing to have the ability to bid and host major local, regional and national economic impact generating swimming and diving meets.

To date, events at the GAC have generated over \$150 million in economic impact (source: GACVB) for the Greensboro area. In addition, the facility has served the Greensboro community through a wide range of swimming and diving lessons, exercise classes, therapy/rehab classes and water safety instruction. The GAC's privately funded 'Learn to Swim' program with Guilford County Schools has expanded each year while receiving national recognition for teaching over 5,000 second graders water safety skills at no cost to the student or his/her family.

The fourth pool project is being 100% funded by motel/hotel tax revenue.

Three bids were received on this project on bid day:

Shelco Construction - Base bid \$8,498,000.00.
Bar Construction - Base bid \$9,087,000.00.
Monteith Construction - Base bid \$9,315,000.00

After Staff successfully completed a Value Engineering review and identified savings of \$350,000 from the Shelco Construction low base bid and after accepting the two Add Alts resulted in a final bid cost of **\$8,241,000**. The contract price includes \$100,000 in Owner Contingency funds.

M/WBE PARTICIPATION:

On bid day, M/WBE participation was as follows:

Shelco Construction - 2.2% MBE .10%WBE

Bar Construction - 1.41% MBE 4.2%WBE

Monteith Construction - .007% MBE .008%WBE

The project goals were 8% MBE and 7% WBE and the Bifurcated bidding method was utilized on this project. All three bidders provided evidence that they had indeed made a good faith effort to meet or exceed the goals, the city's M/WBE staff confirmed that all three contractors received 50 points or greater per the City's M/WBE good faith effort guide lines. After the Value Engineering efforts, the Design team, the General Contractors and the Coliseum staff were able to increase MBE utilization by .79%. The General Contractor was able to add Rankin Grading and GP Supply as additional MBE subcontractor's that were not named on bid day.

BUDGET IMPACT:

This project is being funded by future motel/hotel tax revenue and will not have any negative impact on the operating budget. A Budget ordinance amendment will also be required.

RECOMMENDATION / ACTION REQUESTED:

The Coliseum Complex and Engineering & Inspections staff request that City Council approve this contract to build the new fourth pool at the GAC. This work will be completed over the next 9 months, allowing the Coliseum to begin utilizing this space in June 2019.