



MEMORANDUM

To: Mayor and City Councilors
From: Rich Olson, City Manager
Date: July 23, 2013
Re: Joint Meeting – Update on Middle School Renovation Project

On July 17, 2013, City and County staff opened bids on the Elizabeth City Middle School renovation project. The City/County previously received a \$500,000 CDBG grant for this project and the City and County each committed \$75,000 toward the original estimated project cost of \$650,000. The City/County received four bids. The lowest bid was submitted by A. R. Chesson for \$1,133,907. The other bids were: Burney & Burney - \$1,207,160; Waldt Construction - \$1,426,980; and Bar Construction - \$1,856,661.

When staff originally prepared the Scope of Work for the project, we considered most of the work to be done within the building to be cosmetic with the exception of making the restrooms ADA compliant. During the scope development work performed by Hyman and Robey, it was determined that the existing electrical service needed to be replaced to comply with the National Electrical Code. In addition, the existing electrical room next to the gymnasium that contained the main disconnect panel had flooded causing damage to the main switch gear. Also, the old HVAC system was damaged by vandals several years ago forcing the City/County to find another way to heat and cool the building.

After conferring with Sean Robey and Kim Hamby, an analysis of the bids was performed. City and County staff have requested that Hyman and Robey re-scope the project to cut approximately \$200,000 from the lump sum bid opened on July 17, 2013.

City staff has tried to find additional funding for the project from State agencies. Unfortunately, we have been unable to identify additional grant funding at this time. Presently, funding available for the project is as follows:

Funding Source	Amount
Grant	\$500,000
City	75,000
County	75,000
Private Foundation	150,000
Total Funding Available	\$800,000
<i>Funding Shortfall</i>	±\$100,000

Sean Robey will address and City and County governing bodies during the joint meeting and will provide several ideas regarding how the project should be re-scoped.

RCO/vdw