

**BOARD OF SUPERVISORS
FINANCE/GOVERNMENT OPERATIONS AND
ECONOMIC DEVELOPMENT COMMITTEE
ACTION ITEM**

SUBJECT: CONTRACT AWARD/Youth Shelter Renovation

ELECTION DISTRICT: Catoctin

CRITICAL ACTION DATE: June 14, 2016

STAFF CONTACTS: Joe Kroboth, Transportation and Capital Infrastructure
Mark Hoffman, Transportation and Capital Infrastructure
Christopher Bresley, Finance and Procurement

PURPOSE: To award a contract for the Youth Shelter Renovation.

RECOMMENDATION: Staff recommends that the Finance/Government Operations and Economic Development Committee recommend to the Board of Supervisors (Board) that the Purchasing Agent be authorized to award a contract for the Youth Shelter Renovation to Sorensen Gross Company in the estimated amount of \$1,444,000.

BACKGROUND: Invitation for Bid No. 332 was issued on April 11, 2016 for the Youth Shelter Renovation. Six (6) bids were received on May 12, 2016 with Sorensen Gross Company being the lowest responsive and responsible bidder in the amount of \$1,444,000. The other five bids were as follows:

Name	Bid Price
Structural Engineering Group	\$2,421,470
FHP Tectonics Corporation	\$2,028,000
Biscayne Contractors Inc.	\$1,982,335
Madigan Construction	\$1,660,470
Hammerhead Construction of Virginia	\$1,579,000

The scope of work includes exterior and interior renovation with a minimal expansion for a new entry vestibule and new toilet as well as a replacement mechanical screen wall. The building is an existing one (1) story, 8,000 square foot, seven (7) bedroom residence with a multipurpose living space, laundry room, infirmary, staff offices and conference room. Site work is minimal and includes no paving. The project includes the complete interior renovation of the existing building

as well as new exterior siding and trim, windows, doors, plumbing and light fixtures, HVAC, drywall, finishes, millwork, and low voltage systems.

ISSUES: This building is the original Youth Shelter building for Department of Family Services (DFS). Constructed in 1988, this building has never been renovated or received an addition. This renovation will correct several operational issues that have been problematic for DFS. Issues to be corrected include replacing interior drywall in youth areas with impact resistant drywall, infilling the “sunken living room” which is a tripping hazard and ADA violation, removing the large freestanding fireplace in the living room that cannot be used and provides hiding places for youth, updating the building envelope with new energy efficient windows and new cementitious siding, installing handicapped-accessible toilets and shower rooms, and adding an entry vestibule which is visually consistent with the other Youth Shelter campus buildings while serving as a lobby and waiting room.

FISCAL IMPACT: Sufficient funding is appropriated in the Youth Shelter Renovation project in the Capital Fund to award the construction contract to Sorensen Gross Company in the estimated amount of \$1,444,000. This project is funded using \$2,000,000 in lease revenue financing. After taking into account design related expenditures and expenses, the remaining balance for the project totals \$1,756,527.

ALTERNATIVES:

1. Recommend to the Board that the Purchasing Agent be authorized to award a contract for the Youth Shelter Renovation to Sorensen Gross Company in the estimated amount of \$1,444,000.
2. Do not recommend award of contract and direct staff on how to proceed

DRAFT MOTIONS:

1. I move that the Finance/Government Operations and Economic Development Committee recommend to the Board of Supervisors that the Purchasing Agent be authorized to award a contract for the Youth Shelter Renovation to Sorensen Gross Company in the estimated amount of \$1,444,000.

OR

2. I move an alternate motion.

ATTACHMENT:

1. *Capital Improvement Program:* FY 2016 Adopted Fiscal Plan, page 10-27.



Youth Shelter Renovation

Project Description – C02022

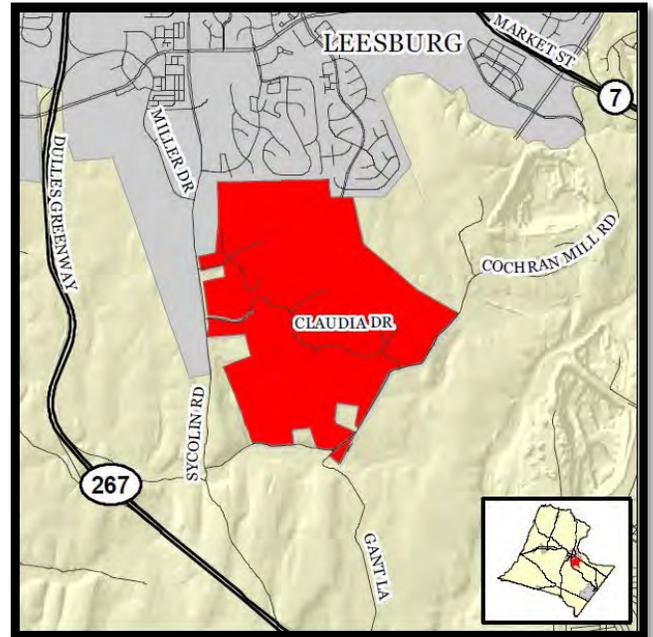
This project provides funding to renovate the interior of the County's original Youth Shelter, located at the Government Support Center site off of Sycolin Road.

The County recently completed construction of a second Youth Shelter. Now that the new shelter is operational, enough program space is available to renovate and update the current Youth Shelter facility. The 8,000 square foot building is dated and in need of many basic renovations in order to meet current life safety and ADA requirements. Additionally, the renovations will allow staff better visual inspection of the living areas of the facility.

Operations and maintenance expenses are already accounted for in the Department of Family Service's operating budget. No additional operating expense will be incurred during the six-year CIP planning period.

Funding Plan

This project is funded using lease revenue financing.



	Prior							6 Year	Future	Project
Capital (\$ in 1000s)	Alloc.	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total	FY's	Total
Professional Services	-	-	-	-	-	-	-	-	-	-
Construction	-	1,620	-	-	-	-	-	1,620	-	1,620
Furniture, Fixtures & Equip	-	380	-	-	-	-	-	380	-	380
Total Cost	-	2,000	-	-	-	-	-	2,000	-	2,000
Local Tax Funding	-	-	-	-	-	-	-	-	-	-
Lease Revenue Financing	-	2,000	-	-	-	-	-	2,000	-	2,000
Total Financing	-	2,000	-	-	-	-	-	2,000	-	2,000
Operating Impact (\$ in 1000s)										
		FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total		
O&M		-	-	-	-	-	-	-		
Debt Service		25	50	198	193	188	183	837		
Total Impact		25	50	198	193	188	183	837		