



Date: July 11, 2017

To: Thomas J. Bonfield, City Manager

Through: W. Bowman Ferguson, Deputy City Manager

From: Steven Hicks, Director, General Services Department

Subject: Construction Contract with D.W. Ward Construction Company, Inc. for
Maplewood Cemetery Improvements

Executive Summary

On May 23, 2017 three bids were received for the Maplewood Cemetery Improvements project. The lowest, responsive, responsible bid was submitted by D.W. Ward Construction Company, Inc. The base scope of work was bid at \$1,537,957.00 and includes renovation of the existing office building, including accessibility upgrades, a new crew and maintenance building, additional visitor parking, improvements to portions of the asphalt drives, a new fenced service area including staff parking and dumpster area, stormwater pond, ornamental fencing and automated gates, sidewalks, and associated landscaping.

The General Services Department recommends accepting bid Alternate #1: Replacement of 3,000 LF of existing chain link fencing fabric and replacement of 800 LF of existing chain link fencing fabric and posts for \$43,049.00, bid Alternate #2: Additional landscape plantings for the stormwater pond screening for \$11,250.00, and bid Alternate #4: Replacement of 500 SY of asphalt paving for selected areas within the eastern section of the Cemetery for \$20,680.00, for a total contract value of \$1,612,936.00.

Recommendation

The General Services Department recommends City Council approval of the following motions:

To authorize the City Manager to execute a construction contract for the Maplewood Cemetery Improvements project with D.W. Ward Construction Company, Inc. in the amount not to exceed \$1,612,936.00;

To establish a contingency in the amount not to exceed \$110,000.00; and

To authorize the City Manager to negotiate and execute change orders on the Maplewood Cemetery Improvements project contract, provided the total contract cost does not exceed \$1,722,936.00.

Background

Maplewood Cemetery is a 120.8 acre City-owned cemetery just east of Duke University's central campus and north of the Lakewood Park neighborhood. The primary entrance is off Duke University Road. It has been in operation since 1872. In 2014, Coulter Jewell Thames, P.A. (CJT) completed the Maplewood and Beechwood Cemeteries Facilities and Site Improvements Study which included site and facilities investigations and analysis,

conceptual design for site improvements and for facilities space planning, a priority ranking of the deficiencies and improvements identified and cost estimates of these items at both cemeteries. \$100,000 in the Cemeteries Perpetual Care funding was allocated for the CJT Study contract in 2012.

City Council approved \$340,000 in CIP funding for FY15 for storm drain system repairs at Maplewood Cemetery and for full professional services for priority repairs and improvements at Maplewood and Beechwood Cemeteries as identified by the Study. In 2015, the CJT contract was amended to include full design services for priority scope items identified in the CJT Study for a revised contract amount of \$248,380.00.

City Council approved \$1,120,000 in CIP funding for FY16 for the construction of priority upgrades identified in the Study. In 2016, \$1,181,080 from the Cemeteries Perpetual Care funding was allocated for the construction of priority upgrades identified in the Study. Construction of the Beechwood Cemetery Improvements project was completed in the Spring of 2017 at a cost of \$487,255.33.

The Maplewood Cemetery Improvements project was advertised for bid on April 24, 2017 and bids were received on May 23, 2017. The bid results are as follows:

Company	Base Bid	Base + Accepted Alternates
D.W. Ward Construction Company, Inc.	\$ 1,537,957.00	\$ 1,612,936.00
Riggs-Harrod Builders, Inc.	\$ 1,551,504.00	\$ 1,623,904.00
Progressive Contracting Co.	\$ 1,573,000.00	\$ 1,641,300.00

Issues/Analysis

Maplewood Cemetery will remain open during construction. The construction contract requires that D.W. Ward check in every morning with cemetery staff to understand each day’s schedule of graveside services and regularly scheduled maintenance so that all contractors and subcontractors can accommodate the cemetery operations. The Maplewood Cemetery office staff will move temporarily to the Beechwood Cemetery office during the portion of the construction project associated with the renovation of the Maplewood office, which is expected to be complete in 50 days. The duration of the overall project is 200 days. Construction is expected to begin by mid-August 2017 and the project is expected to be complete by February of 2018.

Alternatives

An alternative is to not proceed with the project. Staff recommends against this alternative as funding is in place for the project and the project addresses priority repair and upgrade items.

Financial Impacts

Funding Sources (Maplewood and Beechwood Cemeteries Combined):

Transfer from Other Funds	\$1,626,451.00
Debt	\$1,107,279.00

Misc. Revenue	\$12,721.00
<hr/> Total Appropriated Funds	<hr/> \$2,746,451.00

Project Budget (Maplewood and Beechwood Cemeteries Combined):

Design & Permitting	\$279,880.00
Construction	
Beechwood (completed)	\$487,255.00
Maplewood	\$1,612,936.00
Construction Contingency	
Beechwood (completed)	\$48,000.00
Maplewood	\$110,000.00
Other Owner's Expenses*	\$208,380.00
<hr/> Total Project Budget	<hr/> \$2,746,451.00

*Note: Other Owner Expenses have included stormwater systems repairs performed under a contract managed by the Public Works Dept. in 2014 and may also include surveying, construction materials testing, hazardous materials testing and abatement, printing, and moving expenses, etc.

Equal Business Opportunity Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by D.W. Ward Construction Company, Inc., of Durham, NC and determined that they are in compliance with the Ordinance to Promote Equal Business Opportunities in City of Durham Contracting. The goals for this project are MUBE 11% and WUBE 7%. It was determined that D.W. Ward Construction Company, Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

UBE REQUIREMENTS

D.W. Ward Construction Company, Inc. will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
Johnson Electrical Services, LLC	MUBE	Franklinton, NC	\$56,950.00	4%
AOA Signs Inc.	WUBE	Yadkinville, NC	\$6,240.00	.4%
Floorchem, Inc.	WUBE	Raleigh, NC	\$9,611.00	1%

D.W. Ward Construction Company, Inc. is a certified SLBE firm. The MUBE and WUBE goals were not met but D.W. Ward Construction Company, Inc. demonstrated a good faith effort in trying to obtain it. They submitted 4% MUBE participation and 1.4% WUBE participation.

After the bid opening, D.W. Ward Construction Company, Inc. did submit the following participation:

Firm	ID	City/State	Amount	% of Contract
Cruz Concrete Experts NC, LLC.	MUBE	Raleigh, NC	\$33,00.00	2%

WORKFORCE STATISTICS

Total Workforce:

Employment Category	Total Employees	Total Males	Total Females
Project Manager	1	1	0
Professional	4	4	0
Technical	0	0	0
Clerical	3	0	3
Labor	3	3	0
Total	11	8	3

UBE/SLBE REQUIREMENTS

Male:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native
Project Manager	1	0	0	0	0
Professional	4	0	0	0	0
Technical	0	0	0	0	0
Clerical	0	0	0	0	0
Labor	1	1	0	1	0
Total	6	1	0	1	0

Female:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native
Project Manager	0	0	0	0	0
Professional	0	0	0	0	0
Technical	0	0	0	0	0
Clerical	2	1	0	0	0
Labor	0	0	0	0	0
Total	2	1	0	0	0