

**Windsor, North Carolina
July 1, 2019
WORK SESSION**

The Bertie County Board of Commissioners met their regular meeting today inside the Commissioners Room, 106 Dundee Street, Windsor, NC. The following members were present or absent:

Present: Greg Atkins, District II
Tammy A. Lee, District III
John Trent, District IV
Ernestine (Byrd) Bazemore, District V

Absent: Ronald "Ron" Wesson, District I

Staff Present: County Manager Scott Sauer
Assistant County Manager Juan Vaughan, II.
Clerk to the Board Sarah Tinkham
Finance Director William Roberson
Assistant to the County Manager Dominique Walker
TGOW Project Manager Robin Payne

Gene Motley of the Roanoke-Chowan News Herald was present from the media.

CALLED TO ORDER

Chairman Trent called the meeting to order.

WORK SESSION

Presentation by MHAworks regarding bid negotiations and consider approval of contract award to A.R. Chesson for construction of joint facility for library, cooperative extension offices and community room.

Albi McLawhorn of MHAworks was present to assist the Board in moving forward with the needed documents for the joint Cooperative Extension/Library facility.

In an email sent to the Board on June 27, Mr. McLawhorn outlined needed negotiations, and he is requesting a directive from the Board to move forward with A.R. Chesson, and the construction contract pending all needed changes are made.

There was a short discussion, and Mr. McLawhorn answered questions per the Board's request.

Commissioner Bazemore made a **MOTION** to move forward with Mr. McLawhorn's recommended changes in reference to the bid tabulations including approval for the construction contract award to A.R. Chesson in the amount of \$3,688,099. Commissioner Lee **SECONDED** the motion. The **MOTION PASSED** unanimously.

MHAworks will use this information to populate the AIA construction contract for review and approval by the Owner and General Contractor.

The award letter is below:



409 Evans Street, Suite C
 Greenville, NC 27858
 P: 252.329.0119
 F: 252.329.0121
<http://www.mhaworks.com/>

July 1, 2019

Mr. Scott Sauer
 County Manager
 Bertie County, NC
 PO Box 530, 106 Dundee Street
 Windsor, NC 27983

RE: Bertie County Library & Cooperative Extension Building
 MHAworks No. 17154

Dear Mr. Sauer:

Bids were received for the above project on May 16, 2019. Bidding was promptly closed at 3:00 pm. All in attendance indicated they received the three (3) addenda, that no one was denied the right to bid, and that no one objected to opening the bids. A total of four (4) bids were received from General Contractors. The apparent low bidder was A. R. Chesson Construction Co., Inc.

The Certified Bid Tabulation led to value-engineering (VE) discussions with A. R. Chesson. The intent is to accept the following items on the VE list below and all other discussed VE items will not be accepted. Please see the official VE letter from AR Chesson for more information.

Base Bid		\$3,890,000
VE Item #1	Use Alternate glazing/storefront bidder	(\$50,000)
VE Item #2	Manudal Hardware in lieu of Electrified Hardware	(\$50,443)
VE Item #3	Remove Camera System	(\$18,000)
VE Item #4	Remove Casework & Plumbing in Community Room	(\$14,120)
VE Item #5	Use 2" asphalt in lieu of 3" as shown on plans	(\$19,500)
VE Item #6	Use 6" ABC stone in lieu of 8" as shown on plans	(\$7,550)
VE Item #7	Tile Changes	(\$7,000)
VE Item #8	Use 18" HDPE @ pond outlet pipe instead of 18" RCP	(\$1,800)
VE Item #9	Convert all 8" schedule 40 to 8" SDR35	(\$2,150)
VE Item #15	Remove Temporary construction fence	(\$5,000)
VE Item #16	Light Fixture Revisions	(\$12,000)
VE Item #18	Carpet Substitution	(\$9,138)
VE Item #19	Remove Site pole lighting	(\$4,000)
VE Item #24	Reduce site clearing area	(\$1,200)
RECOMMENDED TOTAL AWARD to A. R. Chesson		\$3,688,099

Based on the Value Engineering, we recommend awarding a Single-Prime General Construction Contract below to A. R. Chesson Construction Co., Inc.

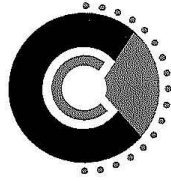
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Berrie County Library & Cooperative Extension Office Building
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A Pre-Construction meeting should be scheduled to provide ample time for the GC to prepare to begin work due to the tight schedule. Once the Contract is awarded a Notice to Proceed will be issued to the appropriate contractor at that time. Should you or your staff require any additional information, please contact me at 252-329-0119 or by e-mail at amclawhorn@mhaworks.com I will await your direction as to the award of this contract.

Sincerely,

Handwritten signature of Albrecht McLawhorn, AIA.

Albrecht McLawhorn AIA, NCARB
Executive Vice President & Greenville Office Director, MHAworks, PA
ANM/ami



**A.R. CHESSON
CONSTRUCTION CO., INC.**

www.archesson.com
Toll Free: 800-849-4486

Williamston Office:
PO Box 1147
315 W. Main St.
Williamston, NC 27892
252-792-4486 Fax 252-792-9090

Elizabeth City Office:
P.O. Box 2266
138 Rich Blvd.
Elizabeth City, NC 27906 (27909)
252-338-9171 Fax 252-338-9172

June 26, 2019

Albrecht N. McLawhorn, AIA, NCARB
Executive Vice President & Greenville Office Director
MHA Works
409 Evans Street, Suite C
Greenville, NC 27858

Re: Bertie County Library

Dear Mr. McLawhorn,

A.R. Chesson Construction Co., Inc. offers value engineering/negotiated deducts for the following items as requested by the Bertie County Commissioners. The amount of these items will be deducted from A.R. Chesson's Base Bid of \$3,890,000.

Scope of Work Changes:

- 1) Using the alternative glazing/storefront bidder (-\$50,000.00)
- 2) Manual Hardware in lieu of Electrified Hardware (-\$50,443.00)
- 3) Remove Camera System (-\$18,000.00)
- 4) Remove Casework and Plumbing (Two sinks) in community room (approximately 40 feet of casework)
 - o Plumbing Savings (-\$3,000.00)
 - o Casework Savings (-\$11,120.00)
- 5) Use 2" of asphalt instead of 3" (all asphalt areas shown on plans) (-\$19,500.00)
- 6) Use 6" of ABC stone instead of 8" ABC stone as shown on areas labeled "heavy duty asphalt" (-\$7,550.00)
- 7) Tile Changes – took out all cove base and replaced with 3x12 bullnose (no base in 2 gang bathrooms, will be wall tile to floor tile). Took out wall tile in all single user bathrooms. Wall tile in gang bathrooms will be capped in Schluter RO100AE in lieu of bullnose. (-\$7,000.00)

8) Use 18" HDPE for Pond outlet pipe instead of 18" RCP	(-\$1,800.00)
9) Convert all 8" schedule 40 to 8" SDR35	(-\$2,150.00)
10) Casework Change from Quartz tops to Solid surface	(-\$7,200.00)
11) Door hardware: Use particle board core & "A" grade veneer	(-\$1,050.00)
12) Door hardware: Use Falcon Closers (locks & exits are spec'd)	(-\$1,175.00)
13) Door hardware: Use 3-sided frames (not special elevations)	(-\$2,350.00)
14) Door hardware: Use cylindrical Gr1 locks in lieu of mortise	(-\$1,325.00)
15) Remove temp. construction fence (use Conex boxes for storage)	(-\$5,000.00)
16) Light fixtures changes: Type A1, A2 to flat panels.	
Change Type E to 36", 50 watt fixture	(-\$12,000.00)
17) Delete Kitchen Hood	(-\$36,000.00)
18) Carpet substitute: Interface AE311 Aerial Collection	(-\$9,138.00)
19) Electrical: Take out site pole lights	(-\$4,000.00)
20) Use 4" sand fill or no fill instead of 4" ABC under concrete parking stalls	(-\$950.00)
21) Use different outlet structure for pond set one time to final depth of permanent pond.	(-\$1,620.00)
22) Use 18" HDPE with NO FES instead of 18" RCP with FES From CB2 to Pond	(-\$1,190.00)
23) Use 10" HDPE instead of 10" PVC from YI3 to Pond	(-\$70.00)
24) Reduce area in the rear to be cleared and grubbed bringing the woods line closer to the parking lot.	(-\$1,200.00)
25) Delete exposed wood deck	(-\$19,500.00)

Total Value Engineering Savings: (-\$274,331.00)

Thank you for the opportunity, and we look forward to a mutually successful project. If you need any additional information, please feel free to contact me at 252-792-4486.

Best regards,

Will Gautier
Project Manager
A. R. Chesson Construction Company, Inc.

Acceptance of Value Engineering: _____ Date: _____

Based on tonight's vote, the Bertie County Board of Commissioners will proceed with the Recommendation to Award Letter for the Bertie County Library and Cooperative Extension building.

Consider recommendation for audit proposal for the fiscal year ended June 30, 2019

Alan Thompson of Thompson, Price, Scott, Adams & Co, P.A. was present to formally introduce himself to the Board. He also discussed the area counties his firm has completed audit services for including Chowan,

Mr. Thompson answered questions from the Board as needed.

Chairman Trent made a **MOTION** to move forward with the proposed contract between Bertie County and Thompson, Price, Scott and Adams & Co., P.A. for a fee of \$51,250 and the fee for assisting in the preparation of the Finance Statement and AFIR is \$3,500, making the total audit price \$54,750. These prices are for the year ending June 30, 2019. Any additional services will be billed at \$120 per hour. Bertie County reserves the option to renew the audit services contract for an additional two years, in increments of one year, under the same terms, charges, and conditions as contained in the contract. Commissioner Lee **SECONDED** the motion. The **MOTION PASSED** unanimously.

Other Updates

County Manager Sauer briefly updated the Board about the latest plans to improve the Bertie County Animal Shelter. The latest plans would allow for an entire renovation of the now outdoor facility. It would include a 2,500 square foot, indoor facility with electricity. A new draft of the plans should be available to the Board in August. Input from Animal Shelter Director, Dianne Cowand, will also be solicited to ensure the new building can meet as many needs as possible.

Next, the County Manager requested that the Board have an open discussion about the needed beach usage rules at the new Bertie Beach (formerly known as Tall Glass of Water – TGOW). He distributed a list of proposed items to be included.

Regarding rules for the TGOW site, the following rules were suggested, and the Board made one addition to the rules (in red) below:

- Park is open day light hours only.
- No parking on the beach—vehicles must stay up on the top level.
- No alcohol.
- No glass containers.

- No fires.
- Swimming at your own risk.
- Children must be supervised by an adult at all times.
- Boat launching for canoes, kayaks, paddle boards, etc. only.
- No motor boat launching.
- Trash must be carried out or placed in appropriate containers.
- Please respectful of other beach visitors:
- No smoking
- No pets
- No loud music
- No foul language
- Surveillance cameras have been installed.
- **No firearms.**

After the discussion, the Board gave a directive to Administrative staff to ensure all needed signs were posted as quickly as possible.

The Board also reviewed a 10-minute video of Bertie Beach Day highlights.

Vice Chairman Atkins reiterated his enthusiasm for an RV Park at the TGOW site, as well as the potential of more events there. A music amphitheater was also discussed.

There was also a brief discussion about why certain roads in the County were being repaved particularly because the houses on the roads themselves were vacant due to significant flooding and flood damage in recent years.

The meeting recessed at approximately 5:30pm.

RECESS

The Chairman RECESSED this meeting until 6:00 PM.

John Trent, Chairman

Sarah Tinkham, Clerk to the Board