

ORANGE COUNTY  
BOARD OF EDUCATION

AGENDA ITEM ABSTRACT

Meeting Date: April 22, 2013

AGENDA ITEM No. 13-04-(2)-12

ACTION ITEM: (Y/N) Y

SUBJECT: Bid Award/contract Approval-C.W. Stanford Middle School HVAC Replacement

INFO. CONTACT: Pam Jones, Interim Exec. Dir. Of Auxiliary Services PHONE: (919) 732-8126

ATTACHMENTS:

- Resolution waiving Qualifications Based Selection Process for this work
- Proposal from RNM, Inc.

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**PURPOSE:** To consider authorizing the replacement of remaining older HVAC systems at C. W. Stanford Middle School using Qualified School Construction Bonds (QSCB); and approving a Resolution waiving the qualifications based selection process for RNM Engineering, Inc, the recommended design firm for this project.

**BACKGROUND:** In 2010 the Board obtained QSCB to construct a new auditorium at C.W. Stanford Middle School. Bids were received during a favorable bid market and the construction cost was less than anticipated.

The recommended project would complete the replacement of older HVAC systems at this site.

RNM Engineering, Inc. produced the design of the HVAC system in the auditorium project, completed in March 2012; and has designed other HVAC projects at the school. As such, they are familiar with the school and its infrastructure. Given RNM's successful history with the District and in particular at this site, staff recommends the Board exercise their statutory authority to waive the qualifications based selection process for this engineering work. A supporting Resolution is attached.

Under this proposal, the design work would be completed within the next thirty days; and bids solicited in anticipation of Board award action by June 30, 2013. The project must be completed around December 31, 2013 in order to ensure its close out by the expiration of the QSCB on January 25, 2014.

**FINANCIAL IMPACT:** RNM Engineering, Inc. has submitted a cost proposal of \$35,000-plus reimbursable expenses- for the design of this project. Should the Board approve use of QSCB for this purpose, a contract will be prepared and submitted for signature by the Superintendent.

Engineering estimates for the proposed work range \$700,000--\$750,000, which would deplete the estimated \$722,000 QSCB balance. This work, however, is needed at the school and appears to be the highest and best use of the remaining QSCB funds. A funding proposal to address any budgetary overages would be presented when bid award is requested.

**RECOMMENDATION:** The Superintendent recommends the Board:

- Authorize the use of remaining QSCB funds to complete the HVAC project cited herein; and
- Approve the Resolution waiving the Qualifications Based Selection Process for this project.

**A RESOLUTION WAIVING THE QUALIFICATIONS-BASED SELECTION PROCESS FOR AN  
ENGINEER TO DESIGN THE FINAL PHASE OF HVAC SYSTEM REPLACEMENT AT  
C.W. STANFORD MIDDLE SCHOOL**

**WHEREAS**, the Orange County Board of Education ("Board of Education) desires to complete the final phase of HVAC system replacement at C.W. Stanford Middle School, Hillsborough, NC; and

**WHEREAS**, the project will allow the current inefficient and failing HVAC systems to be replaced with energy efficient systems using current technology, thereby saving valuable District resources; and

**WHEREAS**, the Board of Education has retained RNM Engineering, Inc, Waynesville, NC to design earlier phases of HVAC system replacement at this site; and

**WHEREAS**, the Board of Education has been satisfied with the work product delivered by RNM Engineering, Inc; and

**WHEREAS**, the Board of Education desires to award a contract to RNM Engineering, Inc. to provide engineering services associated with the referenced project; and

**WHEREAS**, G.S. 143-64-32 allows the Board of Education to exempt itself from the notice and qualifications-based selection criteria outlined in G.S. 143.64.31 for the award of contracts to engineering consultants.

**NOW, THEREFORE, BE IT RESOLVED**, by the Orange County Board of Education that:

1. Due to the Board's previous and satisfactory experience with work performed at this site by this firm; and pursuant to the provisions of G.S. 143-64.32, the Board of Education hereby exempts itself from the notice and selection criteria used to award contracts to engineering consultants as outlined in G.S. 143.64-31 ; and
2. The Board of Education selects RNM Engineering, Inc. to provide engineering services for the referenced project.

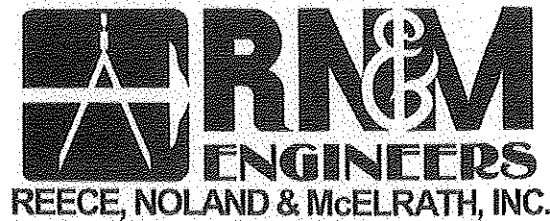
ADOPTED this 22nd day of April, 2013.

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Donna Coffey, Chair

(Corporate Seal)

ATTEST:

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G. Patrick Rhodes, Superintendent



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Waynesville, North Carolina 28786-0540  
Waynesville 828-456-9851 • Asheville 828-253-3280  
Fax 828-456-6205 • [www.rnm-engineers.com](http://www.rnm-engineers.com)

## DESIGN SERVICES PROPOSAL

ORANGE COUNTY SCHOOLS  
STANFORD MIDDLE SCHOOL HVAC UPGRADES COMPLETION  
ORANGE COUNTY, NC  
APRIL 15, 2013

Reece, Noland, & McElrath Engineers propose to provide Professional Engineering Services for completion of design and construction administration services for this project.

**PROJECT DESCRIPTION:** Completion of the original project which replaced existing air handling units with new four-pipe air handling units, including associated electrical and general construction work. Also included is installation of new energy recovery units to provide ventilation air, as well as a new energy management control system.

**FEE:** Our lump sum fee for completion of this project is Thirty Five Thousand Dollars (\$35,000.00). The milestones for billing are as follows: Updating Construction Documents 35%, Bid/Negotiate 5%, Construction Phase 60%.

**BASIC SERVICES:** The lump sum fee proposed above includes the following basic services:

1. Update project drawings and specifications in sufficient detail to re-obtain regulatory approval and to receive bids.
2. Break out work already completed from the design documents so they will represent the remaining work.
3. Revise areas remaining relative to mechanical space to avoid adding new mechanical platforms.
4. Revise design to comply with the 2012 building code as the current design was under a prior version of the code.
5. Update design to current model numbers/technology.
6. Update project specifications and bid documents to current requirements.
7. Assist Owner in receiving bids and awarding contracts.
8. Review shop drawings and submittals for items of work that are part of our design.
9. Conduct regular site visits during construction to observe the work and assist with coordination or problem resolution.
10. Conduct Pre-Bid, Pre-Construction, and Monthly Construction Conferences.
11. Conduct final inspection.
12. Review Owner's Manuals and as-built drawings submitted by the Contractors.
13. Support Owner during the Contractors' one-year warranty period to resolve any problems with equipment manufacturers, suppliers, system operation, balancing, etc.

**ADDITIONAL SERVICES:** The lump sum fee proposed above does not include services such as those listed below. We will propose additional fees for such services upon request:

© JEFF REECE, JR., P.E. / W.L. McELRATH, JR., P.E. / STEPHEN C. KAUFMAN, P.E. / CHARLES W. GARRETT  
KEVIN W. BROCK, P.E. / JEFFREY S. PLEMMONS / MARK MCDOWELL, P.E. / SCOTT DENTON, E.I.  
DAVID R. NOLAND, P.E. 1904-1978

1. Construction administration services which extend beyond the established Contract Completion Date, through no fault of the Designer, including default of any Contractor.
2. Modifying drawings and specifications as a result of Contractors' equipment substitutions, failure to coordinate or sequence the work, or other fault of the Contractor(s).
3. Any other services requested that are not listed in Basic Services above.

**BILLINGS/PAYMENTS:** Invoices will be presented monthly, based on progress during the month. Payments will be due on a net 30-day basis. Financing charges on balance beyond 30 days will be 1-1/2% per month (18% APR). If we should have to seek legal action to effect collection, and we prevail in litigation, then all costs associated with collecting overdue accounts will be recoverable. If payments are withheld or disputed, then we retain the right to suspend further services until the account is current.

Submitted by:

Accepted by:

REECE, NOLAND & McELRATH, INC.



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Stephen C. Kaufman, P.E.

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April 15, 2013

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date