



Date: September 2, 2014

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Donald F. Greeley, Director, Water Management
Subject: Demolition of Water Management Structures – Contract Award to Vistabution, LLC

Executive Summary

The Department of Water Management (DWM) received proposals on July 31, 2014 for Demolition of Water Management Structures. The proposal is to provide demolition and asbestos abatement of multiple structures and site restoration on nine (9) Department owned properties. The Department recommends that a contract be awarded to Vistabution, LLC, which submitted the most desirable combination of experience and price for the services described. Additionally, the Department recommends a contingency of approximately 10% be established for the project.

Recommendation

The Department recommends that the City Council:

1. Authorize the City Manager to execute a contract with Vistabution, LLC for the Demolition of Water Management Structures project at a base contract cost of \$133,122.00.
2. Establish a contingency fund in the amount of \$13,000.00.
3. Authorize the City Manager to negotiate change orders provided that the cost of all change orders does not exceed \$13,000.00 and the total project cost does not exceed \$146,122.00.

Background

The DWM plans to demolish several vacant residential structures located on nine (9) City-owned sites near the Lake Michie Reservoir, the Brown Water Treatment Plant, and the Solid Waste Landfill. Several of the sites include wells and septic systems that will be abandoned. The structures have been selected for demolition because they are not needed for DWM operations, require maintenance, and have been subject to vandalism.

Asbestos surveys and building material assessments were previously conducted at these sites under a separate contract. Asbestos Containing Materials (ACM) were found at six (6) properties. The proposal includes all required asbestos abatement activities as well as required notification and permit application to the North Carolina Health Hazards Control Unit (NC HHCU).

Four (4) proposals were received on July 31, 2014.

Issues and Analysis

The proposal results are:

Contractor	Proposal
Rick Bostic Construction and Demolition, Inc.	\$129,477.00
Vistabution, LLC	\$133,122.00*
ARM Construction Company	\$158,830.81
Triangle Grading and Paving	\$227,700.00

Based on the information submitted in the proposal, Vistabution, LLC presented the most thorough set of qualifications, and detailed prior experience with asbestos abatement in addition to well and septic system abandonment. The Department recommends that the City Council award the contract to Vistabution, LLC, whose proposal represents the best combination of price and qualifications.

Alternatives

Alternative 1: Do not go forward with the demolition project – This alternative is not recommended. Continued maintenance of these vacant structures results in both unnecessary costs and a liability to the City.

Financial Impact

Funding for this contract was budgeted in the DWM Future Water Supply Source Protection budget. The necessary funds are available in the following account:

Land – Demolition to Prepare Land

ORG	OBJ	PROJ	AVAILABLE
4100P007	730102	POB03	\$148,643.48

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Vistabution, LLC to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are 0% MSDBE and 0% WSDBE. It was determined that Vistabution, LLC is in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

No MSDBE or WSDBE goals were set.

WORKFORCE STATISTICS

Workforce statistics for Vistabution, LLC are as follows:

Total Workforce	13	
Total Females	5	(39%)
Total Males	8	(61%)
Black Males	5	(39%)
White Males	0	(0%)
Other Males	3	(23%)
Black Females	2	(15%)
White Females	1	(8%)
Other Females	2	(15%)