

RUSSELL COUNTY
BOARD OF SUPERVISOR'S MEETING
AGENDA – FEBRUARY 19, 2020

Board Room

Special Meeting

6:00 PM

**Russell County Governmental Center
Lebanon, Virginia 24266**



CALL TO ORDER – Clerk of the Board

ROLL CALL – Clerk of the Board

INVOCATION – Chairperson

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA

NEW BUSINESS

- 1. Courthouse Project Management Services**
- 2. Private-Public Education Facilities & Infrastructure (PPEA) Act**
- 3. Other County Matters**

PUBLIC COMMENT PERIOD (Limited to 3 minutes)

MATTER PRESENTED BY THE BOARD

ADJOURNMENT



Curtis Elswick, CCM, LEED® AP
Sr. Vice President/Regional Executive

Skanska USA Building Inc.
Integrated Solutions

Phone: 540-423-2860
Email: curtis.elswick@skanska.com

February 7, 2020

Mr. Lonzo Lester, VCO
County Administrator
Russell County, Virginia
137 Highland Drive
P.O. Box 1208
Lebanon, VA 24266

**RE: Russell County Courthouse Renovation/Expansion PPEA
 Project Management Services**

Dear Mr. Lester:

We are very pleased to submit this proposal to Russell County, VA (the “County”) to provide Project Management Services on the Russell County Courthouse Renovation/Expansion project. It is our understanding that the County is seeking assistance with implementing the design and construction of this project under the PPEA process. Skanska has recently served or is serving as project manager on several PPEA projects throughout the region including the Dickenson County Judicial Center, Buchanan County Courthouse Renovation & Expansion, Montgomery County Public Schools New Middle and High Schools, Dickenson County Public Schools New Elementary School and the proposed Intermediate School for Bristol Virginia Public Schools. We look forward to leveraging this experience to deliver a successful project for the County.

General Project Information

The current Russell County Courthouse is a two and three-story building of roughly 44,000 SF to include courthouse, jail, addition and miscellaneous space. The size of the building needs to be verified. The original section was a two-story building constructed in 1874. Later additions include a significant three-story jail addition to the northwest of the original section and a three-story addition to the east.



Russell County Courthouse – 53 East Main Street, Lebanon, Virginia 24266

Bing Aerial Image

It is our understanding that current issues with the existing courthouse include:

- Space needs and security concerns as well as needed upgrades to the facility.
- Restroom facilities outside combined courtroom are inadequate.
- Additional private hearing space is needed.
- General District Court is held five days per week in one courtroom.
- Waiting areas are needed as currently the hallway outside of the courtrooms is being used as a waiting area and is not a good situation.
- The alley adjacent to the courthouse is a security concern. There is no secure parking, no sally port, so separate stairs or elevators for judges, etc. Inmates/detainees from the regional jail are brought to the courthouse via a van which is parked outside the courthouse and then escorted across the alley into the building.
- Front doors of courthouse remain locked as there are ADA issues (no way for someone in wheelchair to access the front door).
- Adequate parking.
- The jail (which is a part of the courthouse building) is empty and not being used.
- A facility condition assessment has not been completed nor has a HAZMAT survey.

Based upon our understanding of the issues and needs as well as our understanding of the PPEA process and recent experience managing similar courthouse renovation and expansion projects, we would recommend that our services initially consist of assisting with initial planning and procurement of a design-build team under the PPEA process as follows.

Once a PPEA entity is selected, we would provide the County with a proposal to continue our project management services through remaining design GMP contract negotiations, construction and closeout phases of the project.

- Review existing information provided by the County to include security evaluation report, existing building drawings, and other relevant information.
- Develop a milestone project schedule and management of the schedule to ensure all parties are meeting deadlines in order to maintain progress.
- Assist with procurement of any other services required during this phase of the project which may include geotechnical engineering, HAZMAT surveys or other specialty services required to develop a RFP for PPEA design-build services.
- Assist the County with development of a PPEA solicitation for design-build services. This would include overseeing the development of a program document and conceptual floor plans & elevations that would be incorporated into the PPEA solicitation. We recently helped nearby Buchanan County, VA and Dickenson County, VA with development of PPEA procurement documentation, evaluation of PPEA proposals, contract negotiations, and overall project management through the design, construction and closeout phases of their new Judicial Center. This experience will be of significant value to the County in terms of time and money as we can help implement a process that has already proven to be successful and alleviate any additional burden on the County's resources.
- Establish and manage the overall project budget on your behalf and alert the County of any issues that may have a positive or negative impact on the budget during this phase of the project.
- Develop a job cost accounting process for the County so that all invoices are accounted for and paid in a timely manner and a monthly reconciliation process is implemented.
- Issue monthly progress report to the County and presentations to the Board of Supervisors or other stakeholders as required.
- Overall leadership of the project working under the direction of the County including facilitation of meetings and decisions necessary to maintain progress.

Our proposal assumes our services will start in early February 2020 and will be needed through the time that an interim agreement is negotiated with the successful PPEA design-build team.

Compensation:

We propose providing the initial above scope of services for a Lump Sum Fee of \$60,000. This Lump Sum Fee is inclusive of all expenses related to our services with the exception of any printing of any special presentation materials or printing of documents larger than 11" X 17" in size. Our services will be billed on a monthly basis based upon services rendered.

SKANSKA

Mr. Lonzo Lester
February 7, 2020

Sincerely,

A handwritten signature in blue ink that reads "Curtis Elswick". The signature is written in a cursive style with a large initial "C" and "E".

Curtis Elswick, CCM, **LEED® AP**
Sr. Vice President/Regional Executive

November 4, 2019

Russell County Public Schools
P.O. Box 8
Lebanon, VA 24266
Attn: Division Superintendent Gregory A. Brown, Ed.D.

RE: Lebanon Elementary School

Dear Superintendent Brown;

I visited the Lebanon Elementary School on November 1, 2019 to assess the condition of the school's back (West) wall. The school is two story with un-reinforced masonry walls. The first floor is slab on grade, with a pipe trench around the perimeter of the building. The second floor and attic floor are concrete slabs supported by open web steel joists. The roof is wood framed. The floor and roof framing bear on the exterior and corridor masonry walls.

A bow in the exterior wall is readily apparent in the area of classrooms 206 & 207. Measurements indicate the exterior wall has moved up to 2 inches relative to the interior partitions. The movement has occurred since the installation of replacement windows (circa 2007 according to the school staff). The staff indicated that noticeable wall movement has occurred in the last year. The most significant movement has occurred in the exterior wall at classrooms 106, 107, 206, 207 and the library.

This wall supports the roof and the second floor. In my professional opinion the structural integrity of the building has been compromised. I recommend a three step approach to protect the public safety: 1) immediately cease using these spaces and barricade the courtyard 2) as soon as possible hire a specialist firm to shore the floor and roof in these spaces and 3) design and implement permanent repairs.

Sincerely;



George F. Miller, PE

January 20, 2020

Russell County Public Schools

P.O. Box 8

Lebanon, VA 24266

Attn: Division Superintendent Gregory A. Brown, Ed.D.

RE: Lebanon Elementary School

Dear Superintendent Brown;

On December 17, 2019 Cullen Barker of Inland Construction sent pictures of the concrete beam above the second floor windows in rooms 206, 207 and the library. The pictures show that the concrete beam above the window, the attic joists and the attic slab all appear undamaged.

Based on this information, the proposal to shore the attic / roof by placing beams through the window openings (rather than cutting new holes through the wall) will work.

I told Mr. Barker in an email dated December 18, 2019 that he should proceed with the proposed shoring operations as soon as Russell County Schools gave authorization.

Sincerely;



George F. Miller, PE

From: [Alan Addison](#)
To: [Lonzo Lester](#)
Cc: [Dr. Brown](#)
Subject: Fwd: FW: Lebanon Elementary School
Date: Tuesday, January 21, 2020 8:49:37 AM
Attachments: [DOC044.pdf](#)

Lonzo,

The letter that you asked for is below.

Alan

Alan Addison, Ed.D.
Supervisor
Russell County Public Schools
Work: 276-889-6514
Cell: 276-880-4643
Fax: 276-889-6508

I have never let my schooling interfere with my education.

—Mark Twain (1835-1910)

----- Forwarded message -----

From: **Randy Jones** <rjones@owpr.com>
Date: Mon, Jan 20, 2020 at 2:44 PM
Subject: FW: Lebanon Elementary School
To: Alan Addison <aaddison@russell.k12.va.us>

Hi Alan,

Please see attached.

Thanks,

Randy

From: George Miller <gmiller@owpr.com>
Sent: Monday, January 20, 2020 11:41 AM
To: Randy Jones <rjones@owpr.com>
Subject: RE: Lebanon Elementary School

Randy;

Attached is letter for Dr. Brown. The original paper copy is on your lap top.

George



George F. Miller, PE

Chief Financial Officer

Registered in: VA & WV

Cell: 540-392-2712

Email: gmliller@owpr.com

Blacksburg, Virginia 24060

P: 540-552-2151

F: 540-951-0219

www.owpr.com

5550 Winchester Avenue

Berkeley Business Park • Suite 5

Martinsburg, WV 25401

P: 304-620-2379



Please consider the environment before printing this email.

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From: Randy Jones
Sent: Wednesday, January 15, 2020 10:31 AM
Subject: FW: Lebanon Elementary School

I found it...I remembered that Alan emailed it to me a few weeks ago...see below

From: Alan Addison <aaddison@russell.k12.va.us>
Sent: Monday, January 06, 2020 12:13 PM
To: Randy Jones <rjones@owpr.com>
Subject: Fwd: Lebanon Elementary School

Randy,

As discussed, the email is below. Lonzo Lester, the County Administrator would like a letterhead statement in PDF format stating what is being approved by OWPR. Thanks for all your help! (Thank George for me too please!)

Sincerely,

Alan

Alan Addison, Ed.D.
Supervisor

Russell County Public Schools
Work: 276-889-6514

Cell: 276-880-4643
Fax: 276-889-6508

I have never let my schooling interfere with my education.

—Mark Twain (1835-1910)

----- Forwarded message -----

From: **George Miller** <gmill@owpr.com>

Date: Wed, Dec 18, 2019 at 9:36 AM

Subject: RE: Lebanon Elementary School

To: Cullen Barker <cullen@inlandcon.com>, lonzo.lester@russellcountyva.us <lonzo.lester@russellcountyva.us>, Alan Addison <aaddison@russell.k12.va.us>

Cullen:

Great job. The pictures are exactly what I was hoping for. The concrete beam above the window, the attic joists and the attic slab all appear undamaged in the photos. There is no discernable movement of the beam relative to the attic joists or the attic slab. Thanks.

George



George F. Miller, PE

Chief Financial Officer

Registered in: VA & WV

Cell: 540-392-2712

Email: gmill@owpr.com

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P: 304-620-2379



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From: Cullen Barker [mailto:cullen@inlandcon.com]

Sent: Tuesday, December 17, 2019 4:30 PM

To: George Miller <gmler@owpr.com>; lonzo.lester@russellcountyva.us; Alan Addison <aaddison@russell.k12.va.us>

Subject: Lebanon Elementary School

Mr. Miller,

Please find the attached file showing the bar joist bearings at 5 different locations. These of course are taken above the second floor ceiling at Lebanon ES.

I hope I understood your request correctly for where you needed to see and how many locations. Just let me know if you need anything else or have any questions.

Hope you have a Merry Christmas!

Thanks,

Cullen M. Barker

18172 Black Wolf Dr.

Abingdon, VA 24211

(276) 676-2300

(276) 591-6379 - Cell

cullen@inlandcon.com

Disclaimer: Electronic Mail regarding matters associated with a student enrolled in the Russell County Public Schools may be considered part of a child's educational record and subject to disclosure and retention as part of the child's educational record.

Disclaimer: Electronic Mail regarding matters associated with a student enrolled in the Russell County Public Schools may be considered part of a child's educational record and subject to disclosure and retention as part of the child's educational record.

PLOTTED ON: 12/4/2019 10:14:45 AM DRAWING FILE: C:\Users\gmiller\Documents\2019-144 RCP's Lebanon High School Structural Evaluation - ARCH gmiller.rvt
 THIS DOCUMENT AND THE INFORMATION IT CONTAINS ARE THE PROPERTY OF OMPR, INC. REPRODUCTION AND USE SHALL BE CONSISTENT WITH U.S. COPYRIGHT LAWS AND THE GENERAL CONDITIONS OF THE CONTRACT.

GENERAL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO PROCURE A FULL SET OF CONSTRUCTION DOCUMENTS FOR PROVIDING CONSTRUCTION SERVICES AND PRICING. THIS PROJECT DESIGN IS COMMUNICATED UTILIZING THE PROJECT MANUAL AND A COMPLETE SET OF DRAWINGS AS IDENTIFIED IN THE INDEX OF DRAWINGS. DO NOT SCALE THESE DRAWINGS. UTILIZE DIMENSIONS GIVEN.



NO.	DESCRIPTION	DATE
1	ADD WALL OPENINGS	4 DEC 19

200 County Club Dr. SW
 Peachtree Building 5000
 Atlanta, GA 30339
 P: 540-552-5257
 F: 540-561-5219
 550 Winchester Avenue
 1000 So. Lakeside Park
 Martinsburg, WV 25401
 www.ompr.com



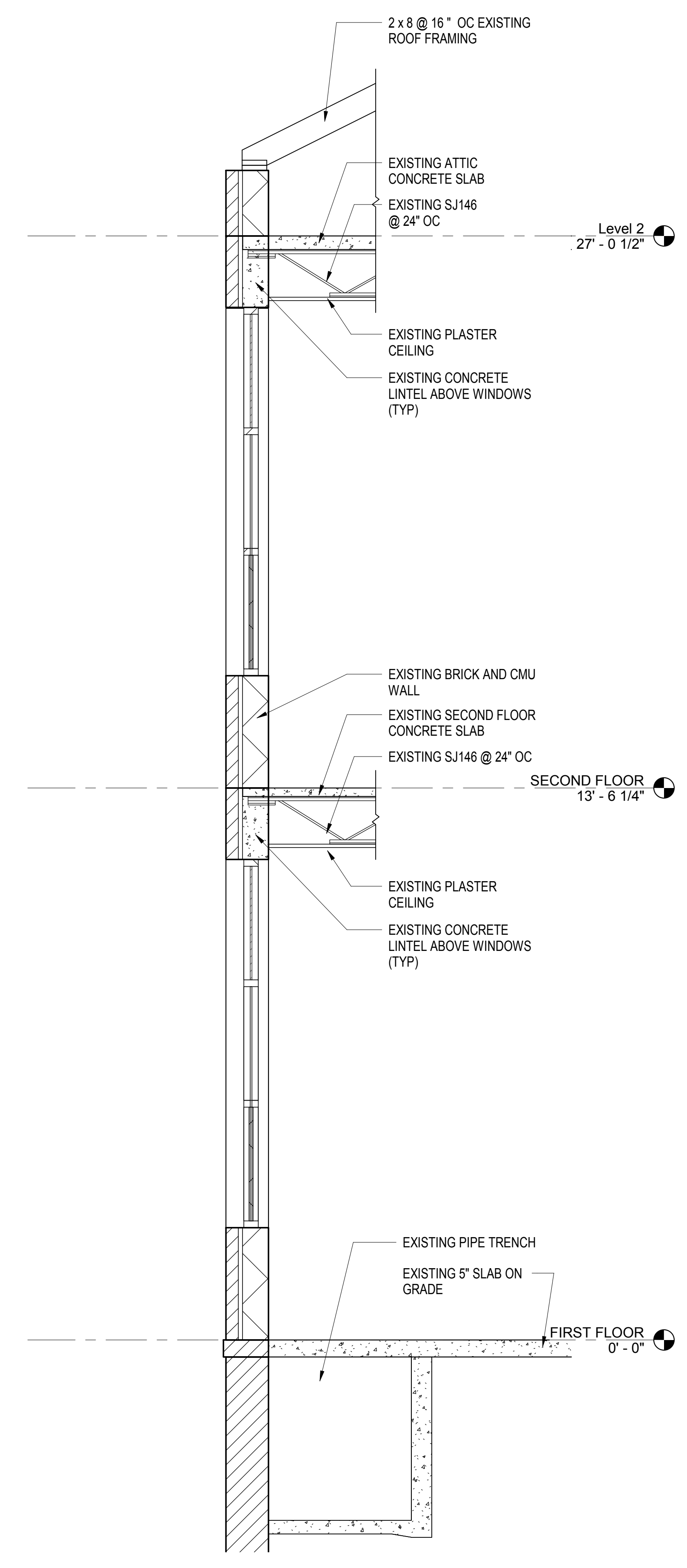
RUSSELL COUNTY PUBLIC SCHOOLS
LEBANON ELEMENTARY SCHOOL
TEMPORARY SHORING PROJECT
 VIRGINIA
 LEBANON

COMM. NO.	2019-144	Date	11/15/19
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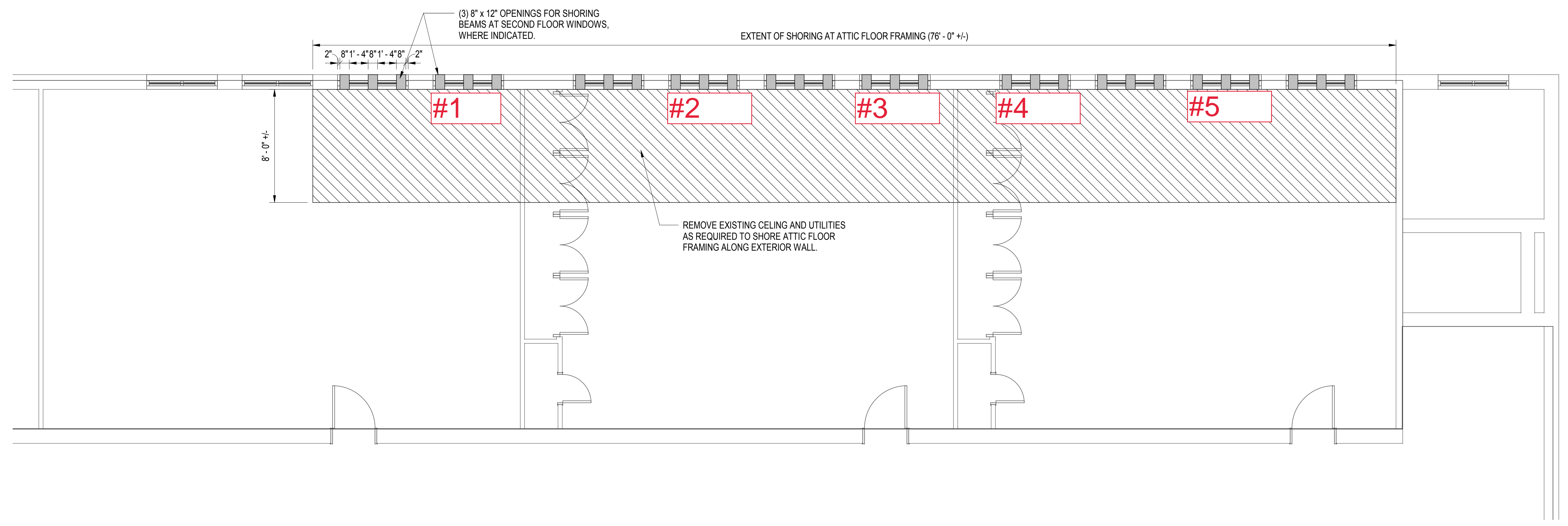
Designed:	GFM	HAW	GFM	GFM
Drawn:				
Checked:				
Approved:				

PLANS AND DETAILS

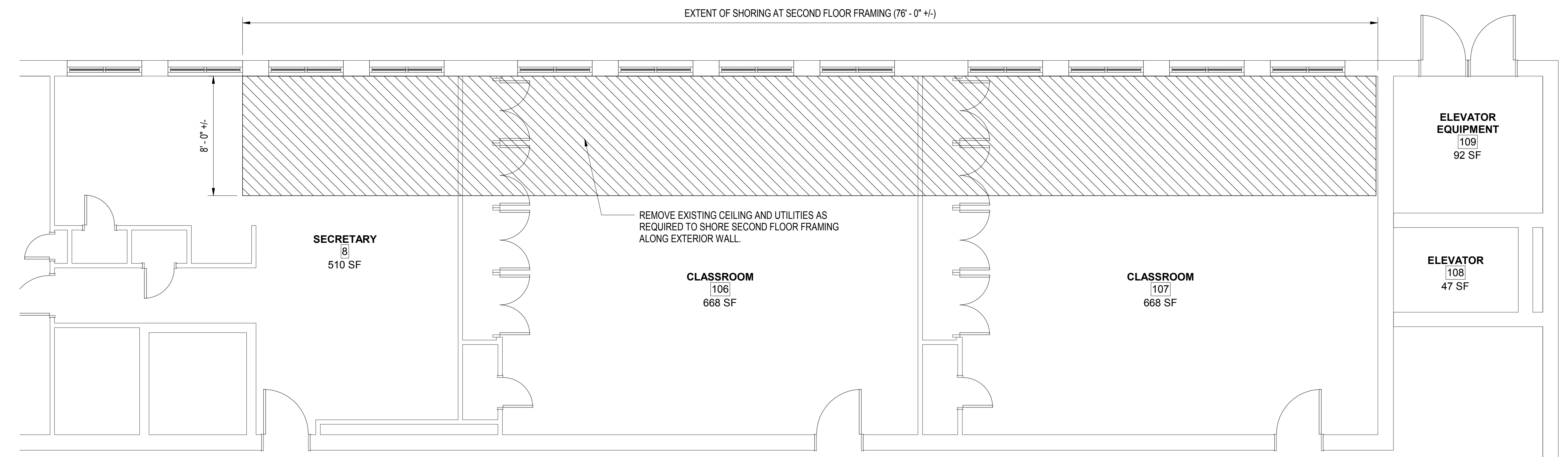
S101



TYPICAL WALL SECTION
1/2" = 1'-0"



PARTIAL AREA PLAN - SECOND FLOOR
1/4" = 1'-0"



PARTIAL AREA PLAN - FIRST FLOOR
1/4" = 1'-0"

- NOTES:**
1. BASE QUOTE FOR DEMOLITION AND SHORING OF THE EXISTING STRUCTURE UPON THE LIMITS DEFINED IN THE PLANS ABOVE.
 2. PROVIDE 8" x 12" OPENINGS THROUGH EXISTING EXTERIOR BRICK AND CMU WALL FOR SHORING BEAMS AS INDICATED ON PLANS. COORDINATE WITH THE SHORING CONTRACTOR.
 3. COORDINATE THE EXTENT OF DEMOLITION OF EXISTING HARD CEILINGS AND UTILITIES WITH THE SHORING CONTRACTOR.
 4. PROVIDE UNIT COSTS FOR DEMOLITION OF EXISTING HARD CEILINGS AND UTILITIES BEYOND THE EXTENT SHOWN ABOVE.
 5. PROVIDE UNIT COSTS FOR OPENINGS THROUGH THE EXISTING EXTERIOR BRICK AND CMU WALL FOR SHORING BEYOND THE EXTENT SHOWN ABOVE.
 6. AFTER SHORING IS COMPLETE SEAL THE OPENINGS THROUGH THE EXTERIOR WALL WITH "GREAT STUFF" FIREBLOCK INSULATING FOAM SEALANT, OR EQUAL.



#1 Opening



#1 Opening Left



#1 Opening Right



#2 Opening Left



#2 Opening Right



#3 Opening Left



#3 Opening Right



#4 Opening Left



#4 Opening Right



#5 Opening Left



#5 Opening Right











RUSSELL COUNTY, VIRGINIA

REQUEST FOR PROPOSALS (RFP)

DESIGN-BUILD CONSTRUCTION LEBANON ELEMENTARY SCHOOL WALL REPAIR PROJECT

Russell County, Virginia will accept proposals **until Friday, March 6, 2020 at 3:00 p.m.**, from qualified firms (“Offerors”) to provide Design-Build Construction for all phases of Design and Construction of the **Lebanon Elementary School Wall (West) Repair Project**.

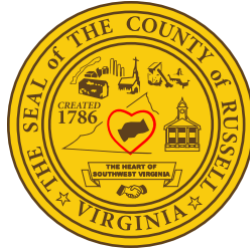
Russell County intends to select one firm to provide these design and construction services using the competitive negotiation procedure for professional services as defined in Section 2.2-4379 of the Virginia Public Procurement Act.

There will be a Mandatory Site Visit Meeting on February 27, 2020 at 10 A.M. The pre-proposal site visit meeting shall be held at the project site located at:

**Lebanon Elementary School
56 George Ben Whited Drive
Lebanon, VA 24266**

Full copies of the Request for Proposals (RFP) may be requested by contacting Mr. Lonzo Lester, County Administrator, at (276) 889-8000, or by email at lonzo.lester@russellcountyva.us or the County’s website at <http://www.russellcountyva.us/155/Procurement>.

COUNTY OF RUSSELL VIRGINIA



**Request for Proposal for
Design-Build Services**

**Lebanon Elementary School
Wall Repair Project**

Issue Date: 2/19/2020

Due Date: 3/6/2020

Project Name: Lebanon Elementary School's Wall (West) Repair

Project Number: RFP 005-2020

Project Location: Lebanon Elementary School, 56 George Ben Whited Drive, Lebanon, VA 24266

Owner/Agency Name: Russell County School Board/Russell County Board of Supervisors

Owner/Agency Contact Information: 276-889-8000 / 276-880-4396

**All questions shall be submitted in writing by FAX or e-mail, no later than March 3, 2020 to:
(E-mail: Lonzo.lester@russellcountyva.us; Fax #: 276-889-8011).**

All questions and answers will be provided in writing to all proposers. Any instructions not provided in writing are not to be considered as part of the RFP.

Sealed proposals for furnishing the services described herein will be received until 3 p.m. EST on 3/6/2020. Proposal shall reach the address below by the deadline stated.

**Deliver Proposals To: _____
County Administrator
_____**
**137 Highland Drive
_____**
**P.O. Box 1208
_____**
**Lebanon, VA 24266
_____**

There will be a Mandatory Site Visit Meeting on February 27, 2020 at 10 A.M. The pre-proposal site visit meeting shall be held at the project site located at:

**Lebanon Elementary School
_____**
**56 George Ben Whited Drive
_____**
**Lebanon, VA 24266
_____**

I. PURPOSE

Russell County Board of Supervisors is seeking proposals to retain the services of a Design-Build Contractor for the construction of the Lebanon Elementary School's Wall (West) Repair Project. The purpose of the Request for Proposal (RFP) is to solicit proposals for selecting a Design-Build Contractor for the services hereinafter described from the Offerors. This RFP sets forth the minimum performance criteria.

II. BACKGROUND.

The Lebanon Elementary School is two story building with un-reinforced masonry walls. The first floor is slab on grade, with a pipe trench around the perimeter of the building. The second floor and attic floor are concrete slabs supported by open web steel joists. The roof is wood framed. The floor and roof framing bear on the exterior and corridor masonry walls. The school's back (West) exterior wall is bowed in the area of classrooms 106, 107, 206, 207, and the library. Measurements indicate the exterior wall has moved up to 2 inches relative to the interior partitions.

III. INSTRUCTIONS TO PROPOSERS

The Work is for Design-Build services. The proposer shall review all available project documents as listed in this Request for Proposal, visit and become familiar with the project site, identify any requirements of the locality (business licenses or other fees necessary to conduct business in the County).

The RFP Response shall include the following components and be organized as follows:

A. Completed Form of Proposal for Design-Build Services.

This will include the Technical Proposal, Cost Proposal, and the RFP.

B. Narrative of Project Approach

1. The Proposal must include a fully detailed and developed approach to be undertaken by the Design-Build Contractor for accomplishing the Scope of Work of the Project. This written approach should document how the Design-Build Contractor will execute the demands of the Project by describing the processes, procedures, and strategies utilized. This approach shall outline the philosophy and methodology for:
 - a. Interfacing with the Architect/Engineer.
 - b. Interfacing with all Subcontractors.
 - c. Interfacing with all outside entities on the Project.
 - d. Maintaining the Project's budget.
 - e. Maintaining the Project's schedule.
 - f. Meeting the Project's quality objectives.
2. The written approach must address the Contractor's plans for minimizing disruptions to the school operations, traffic patterns, and customary activities in the immediate vicinity of the Project site.
3. The written approach must address the Contractor's plan for the utilization of available staging area. Include in the response to this specific item the team's plan for the delivery of materials and equipment to the Project site and how such items will be stored or coordinated prior to their need for erection or placement into their permanent positions.
4. The written approach must address the Proposer's strategies for obtaining qualified, complete subcontractor pricing including targeted small business participation.

C. Other Relevant Information

Proposals may include any other documentation deemed appropriate by the Proposer to convey to the Design-Build Evaluation knowledge regarding the Offeror's organization.

IV. PROPOSAL SUBMISSION

1. Three (3) copies of the Proposal (one marked original and two copies of the original) are to be submitted to the attention of the County Administrator at the address listed above.
2. Proposals are to be submitted not later than the due date and time listed on the first page of this document. Proposals received after the above time and date will be rejected and returned to the sender.
3. Proposals are to be mailed via United States Postal Service, delivered via express delivery services or delivered by a representative of the Offeror to the address above.
4. Proposals received by the Owner will remain in the possession of Owner and will not be returned to the Offerors.
5. The Owner recognizes the possible existence of confidentiality agreements between an Offeror and previous clients and fully respects such agreements. Any information requested by this RFP that is considered to be confidential between the Offeror and a previous client shall be marked proprietary by the Offeror.
6. The Owner's Project personnel reserve the right to visit the office(s) of an Offeror to verify any claim(s) made by an Offeror regarding staff, facilities, capabilities, qualifications and any other reasonable concerns that may arise on the part of the Owner. In such an event, the Offeror must make every reasonable attempt to clarify any concerns expressed by the Owner's personnel at that time.
7. The Owner will not be responsible for any costs incurred by an Offeror in the preparation and submittal of a Proposal.
8. In the event the Offeror discovers an error in its Proposal after it has been submitted, attention may be drawn to the error in writing and an amendment to the Proposal submitted to the Owner, provided the amendment has been received by the Owner on or before the date and time fixed for receipt of Proposals, the amendment will be accepted and shall be treated with equal force as the balance of the originally submitted Proposal. If an error is discovered after the time and date of receipt of the RFP, the Offeror may withdraw, without penalty, from consideration, but the error correction will not be accepted by the Owner.

V. PROPOSALS EVALUATION PROCESS

1. Proposals will be opened under the supervision of the County Administrator. The opening of the Proposals will not be conducted in public.
2. Upon receipt of the Proposals from the Offerors, proposals will be distributed to the respective participants on the Project's Design-Build Evaluation.
3. The Design-Build Evaluation will thoroughly review the Proposals and rank them according to the criteria contained herein and will invite those organizations whose Proposals most closely align with the requirements of the RFP to subsequent face-to-face interviews with the committee. It is anticipated that these will take place within ten (10) days of receipt of the Proposals. It is anticipated that not all of the Offerors submitting written Proposals will be interviewed.

4. The Design-Build Proposals will be evaluated and ranked and select the leading candidates among the interviewed Design-Build Contractor. After the interviews and prior to negotiations, the County may at its sole discretion provide the leading candidates the opportunity to submit to the County a sealed modification to the Cost Proposal. Selection shall be made of two or more contractor candidates deemed to be fully qualified and best suited among those submitting proposals on the basis of the evaluation factors included in the Request for Proposals, including contract price, if so, stated in the Request for Proposals. Negotiations shall be conducted with the candidate/candidates selected. Price shall be considered but will not be the sole determining factor. The County may cancel this Request for Proposals or reject proposals at any time prior to an award. Should the County determine at its sole discretion that only one candidate is fully qualified, or that one candidate is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that candidate. The award document will be a contract incorporating by reference all the requirements, terms, and conditions of the solicitation and the Contractor's proposal as negotiated.

VI. EVALUATION CRITERIA

The Design-Build evaluation criteria for proposals include the following:

ADJUST TECHNICAL PROPOSAL EVALUATION CRITERIA TO REFLECT PRIORITIES OF EVALUATION.)

A. Evaluation of Cost Proposal

1. Total proposed construction cost shall be within the funds available for construction.
2. Total proposed cost ranked in order of lowest to highest.

B. Evaluation of Technical Proposal

1. Responsiveness of the aesthetics of the proposed design to the County.
2. Responsiveness of the functional layout of the proposed design to the County.

C. Evaluation of Interview

VII. BASIS OF AWARD

(COUNTY SHALL SELECT EITHER "BASIS OF AWARD-METHOD #1", OR "BASIS OF AWARD-METHOD #2" AND REMOVE THE OTHER FROM THE RFP.)

Basis of Award - Method #1 (Cost Basis):

The County reviews Technical Proposals for compliance with the requirements of the RFP and all clarifications issued. Assuming that the required changes were made, all proposals, though they may have different features, would now meet the requirements of the RFP. All proposals are considered to be equally acceptable, with respect to the RFP criteria.

The County publicly opens the Cost Proposals from each proposer, along with any cost modifications submitted. Since all proposals meet the RFP requirements, the contract is awarded based on the lowest price.

Basis of Award - Method #2 (Cost + Technical Basis):

If the selection of the Design-Build Contractor includes a technical scoring component in addition to the low-cost scoring component, the agency shall use the following method to award:

- a. The County shall review the Technical Proposals for compliance with the requirements of the RFP (and clarifications issued) ranking them in order of preference from 1 to 5. (1 being the best)

- b. Points shall be credited to technical proposals based upon a 100-point baseline as follows:

- Rank #1 = 100 points
- Rank #2 = 80 points
- Rank #3 = 60 points
- Rank #4 = 40 points
- Rank #5 = 20 points

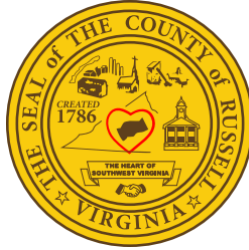
If there are fewer than five proposals, the highest rankings are used. (e.g.: 1=100, 2=80, 3=60)

- c. After the technical proposals have been evaluated, the County shall open the cost proposal from each proposer along with cost modifications submitted. The cost proposals shall be scored based upon a 100-point baseline.
- d. The County shall sum the cost points and technical points to obtain a total score for each proposal.
- e. The scores shall be summed for each proposal.
- f. The highest score will determine who will be awarded the contract. In the event of a tie, the project shall be awarded to the lowest price of the proposals included in the tie.

VIII. ATTACHMENTS

- 1. Attachment "A" – Form of Proposal for Design-Build Services

COUNTY OF RUSSELL VIRGINIA



Form of Proposal for Design-Build Services

Date: _____, 20__.

Project: **Lebanon Elementary School's Wall (West) Repair**

To: County Administrator
County of Russell, Virginia
137 Highland Drive
P.O. Box 1208
Lebanon, VA 24266

From: *(Insert Name and address of Design-Build Contractor)*

In compliance with and subject to your Request for Proposal and the documents therein specified, all of which are incorporated herein by reference, the undersigned proposes to furnish all labor, equipment, and materials and perform all work necessary for construction of this Project as well as the associated insurances, bonds, and other items listed below in accordance with the Request for Proposal dated _____, the Amendments noted below, and the staffing and technical provisions stated above, for the consideration of the following amount:

Total Cost Proposal Amount: _____ DOLLARS (\$ _____)

In compliance with the Request for Proposal and all provisions and appendices attached and referenced therein, and subject to all the terms and conditions set forth herein, the undersigned offers and agrees to furnish the services described in the attached Request for Proposals. It is understood that this proposal may be modified, by mutual agreement in subsequent negotiations.

If notice of acceptance of this Cost Proposal is given to the undersigned within 30 days after the date of opening of bids, or any time thereafter before this bid is withdrawn, the undersigned will execute and deliver a contract in the prescribed form within 10 days after the contract has been presented to him for signature. The required payment and performance bonds, on the forms prescribed, shall be delivered to the Owner along with the signed Contract.

Immigration Reform and Control Act of 1986: The undersigned certifies that it does not and shall not during the performance of the Contract for this project violate the provisions of the Federal Immigration Reform and Control Act of 1986, which prohibits employment of illegal aliens, or knowingly employ an unauthorized alien as defined in the Federal Immigration Reform and Control Act of 1986.

DISQUALIFICATION OF CONTRACTORS: By signing this proposal, the undersigned certifies that this Contractor or any officer, director, partner or owner is not currently barred from bidding on contracts by any Agency of the Commonwealth of Virginia, or any public body or agency of another state, or any agency of the federal government, nor is this Bidder a subsidiary or affiliate of any firm/corporation that is currently barred from bidding on contracts by any of the same. We have attached an explanation of any previous disbarment(s) and copies of notice(s) of reinstatement(s).

I certify that the firm name given below is the true and complete name of the Contractor and that the proposer is legally qualified and licensed by the Virginia Department of Professional and Occupational Regulation, Board for Contractors, to perform all Work included in the scope of the Contract.

Virginia License No.: _____

Bidder: _____
(Name of Firm)

Contractor Class: _____

By: _____
(Signature)

Specialty: _____

Valid until: _____

FEIN/SSN: _____

Title: _____

If General Partnership (List Partners' Names)

Business Address:

Telephone # _____

FAX # _____

If Corporation, affix Corporate Seal &
list State of Incorporation

State: _____

(Affix Seal)

Virginia State Corporation Commission ID No.: _____; or

If Contractor is a foreign business entity not required to be authorized to transact business in the Commonwealth under Titles 13.1 or 50 of the Code of Virginia, or as otherwise required by law, please provide an explanation as to why such entity is not required to be so authorized: _____

Attachments:

1. Attachment “A” – Technical Proposal
2. Attachment “B” – Cost Proposal
3. Attachment “C” – Request for Proposal for Design-Build Services



18172 Black Wolf Drive, Abingdon, VA 24211
Phone 276-676-2300 ~ Fax 276-676-2322

Proposal

December 5th, 2019

To: Russell County Public Schools
Attn: Alan Addison

Re: Lebanon Elementary School Wall Stabilization and Shoring

Mr. Addison,

Thank you for the opportunity to provide a proposal for the wall stabilization at Lebanon Elementary School. We have reviewed the conditions at the school and understand that you are needing a quick response from a contractor who can perform the demolition and temporary shoring. We do not have the personnel or equipment capabilities to perform all of the work ourselves, but are working with Associated Scaffolding, E Luke Greene, and Hall and Scott Electrical to provide you with the services needed. Our labor forces will only be performing minimal work such as dust containment walls, cleanup, etc.

After inspecting the condition of the building, we felt like the scope of work was too uncertain to provide a fixed price lump sum for the work. For that reason, we are only able to provide you with unit prices to perform the work on a time and materials/cost-plus basis. Our prices for this work are as follows:

Inland Construction, Inc.

Will provide project management. Also will provide carpentry crew for window removal, dust containment walls, etc. and other crews to provide cleanup or miscellaneous work

-Mobilization	\$1,500
-Project Manager	\$86 per hour
-Carpentry Crew (includes trucks, travel, and small power tools)	\$195 per hour
-Cleanup/Misc. Crew (includes trucks, travel, and handheld tools)	\$165 per hour
-Foreman Only – If Crew Not Needed (includes truck and travel)	\$65 per hour
-Man-lift (40')(includes fuel)	\$475 per day
-Telescopic Forklift (includes fuel)	\$575 per day
-Lowboy Tractor-Trailer (Equipment Delivery or Pickup)	\$180 each
-Materials	Cost plus 15%

- *Hourly labor rates for crews or Foreman will only be charged while onsite*

E. Luke Greene Company, Inc.

Will provide selective demolition and saw-cutting as required for the installation of temporary shoring for the following unit rates plus 15% markup:

-Demolition/Asbestos Superintendent	\$89 per hour
-Skilled Laborer	\$55 per hour
-Laborer	\$45 per hour
-Saw-cutting Superintendent	\$89 per hour
-Saw-cutting Technician	\$55 per hour
-Miscellaneous Hand Tools and Work Truck	\$167 per day
-Man-lift (40')	\$530 per day
-Extended Boom Forklift with Hopper	\$1,155 per day
-Core Drill w/ Power Unit	\$100 per day
-Hand Saw/ Chain Saw w/ Power Unit	\$295 per day
-Generator (for Saw-cutting)	\$295 per day
-Lowboy Tractor-Trailer (Equipment Delivery or Pickup)	\$98.50 per hour
-Equipment Fuel (15 gal/day/machine)	\$3.25 per gallon
-Roll off Dumpster Delivery	\$325 each
-Roll off Dumpster Pull	\$325 each
-Landfill	\$62.25 per ton
-Hotel & Perdiem (if needed)	\$120 per night/man
-PPE (for Asbestos workers if needed)	\$42 per man/day
• <i>Hourly labor rates begin from Johnson City, TN or hotel to jobsite one way</i>	
• <i>Any additional material or equipment not listed above will be charged at cost plus 15% markup</i>	

Hall and Scott Electrical Contractors

Will provide miscellaneous electrical work as required to remove lights, etc.

-Electrician Crew	\$125 per hour
-Materials	Cost plus 15%

Associated Scaffolding

Will provide erection, dismantling, and rental of temporary shoring structure

-Erect, dismantle, delivery and pickup of shoring (1 st 28 day rental)	\$48,807
-Each additional 28 day rental period	\$9,680
• <i>Rent starts upon delivery and ends day of pickup</i>	
• <i>If a partial dismantle is requested, additional charges will apply</i>	
• <i>This price is based upon preliminary discussions with OWPR and Associated. Changes in scope could necessitate a change in price.</i>	

As we understand, the intent of this project is only to provide temporary shoring and stabilization for the exterior building wall until a permanent repair can be designed and installed at a later date. Our temporary shoring and scope of work will follow stamped drawings provided by a licensed engineer in the State of Virginia, to be provided to us by others. Our understanding is that OWPR will be providing these drawings to Russell County. We will not be able to proceed with any structural modifications until adequate

drawings are provided.

We exclude the following:

- Bond – can be provided for additional cost
- Engineering
- Permits
- Testing or abatement of Asbestos or any other suspect hazardous materials – can be provided for additional cost
- Termination, capping, or relocation of any utilities
- Patching or installation of any permanent materials
- Mechanical, Plumbing, or any other trades not specifically mentioned above
- Removal of any items for salvage, reuse, or reinstallation (other than windows)
- Removal or relocation of any furnishings, equipment, etc.

We assume the following:

- Access to the building and site Monday – Friday during normal business hours
- Access to water and power onsite
- Any items, trades, materials, equipment, etc. needed that are not mentioned above will be billed at our cost plus 15%

Work will be invoiced as it is completed, or at least once per month. Payment terms will be net 30 days from invoice date. Interest will be charged at 1% per month for late or unpaid invoices, beginning on the 31st day after the invoice date.

If this proposal is acceptable to you, please sign and date below.

Please feel free to contact me with any questions.

Sincerely,

Cullen M. Barker

To accept this proposal, please sign and date:

Signature: _____

Print: _____

Title: _____

Date: _____