

# Mayor and City Council Agenda Item Request

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**Meeting Date:** 3/21/2016

**Type:** Consent

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**Call to Podium:**

Michael Johnson, Director of Public Works

**Agenda Item Title:**

Resolution of the Mayor and City Council Authorizing the City Manager to Award a Construction Services Contract for the Preservation of the Smokehouse at Bohrer Park, Summit Hall Farm

**Supporting Background Information:**

The existing Smokehouse is one of the oldest structures in Gaithersburg. It is part of Summit Hall Farm, and it is believed to have been built between 1807 and 1812. It was determined to be eligible for listing in the National Register of Historic Places by the Maryland Historic Trust.

The existing structure shows significant log deterioration, missing fieldstones in the foundation, missing chinking, daubing, and a damaged roof. The City hired an Architectural/Engineering firm to survey the existing conditions and prepare construction documents to repair the damages and preserve the structure.

The Request for Bid (RFB No. 2016-011) was advertised on December 7, 2015. Bids were received and opened on February 19, 2016.

The following bid was received:

COMPANY NAME	BID AMOUNT
Oak Grove Restoration Company	\$75,200

The Architect's estimate for the preservation was \$82,000.

Upon bid evaluation, it is noted that the bidder was both responsive and responsible. The bidder specializes in historic log cabin and historic structure restoration. They have successfully restored Woodlawn Plantation Smokehouse for the National Trust for Historic Preservation, Banneker Log Cabin within Benjamin Banneker Historical Park and Museum, Belmont Smoke House and other historical restorations for the Smithsonian Institute. Based on the bidder's relevant historic preservation experience and the bid amount below architect's estimate, we recommend that the contract be awarded to Oak Grove Restoration Company, with business offices located at 5815 Riggs Road, Laytonsville, Maryland 20882, in the amount of \$75,200 with an additional \$4,000, approximately 5%, encumbered for construction contingencies, for a total of \$79,200. The 5% contingency proposal is based on the facility's age and for additional unseen conditions that couldn't be identified during design.

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City staff has reviewed this proposal and found it to be fair and reasonable and recommends utilizing Oak Grove Restoration Company to perform this work.

Funding is available in the Capital Improvements Budget.

**Responsible Staff and Department:**

Sunil Prithviraj, Capital Projects Program Manager

**Fiscal Amount: \$79,200**

**Desired Outcome from Council:**

Vote on Resolution

**Authorization Type: Award Contract**

**Description of Item(s):**

This project includes: Construction services to replace: damaged fieldstone foundation, damaged logs with period correct logs, sealant to eliminate gaps between logs, roof structure and shingles. Work will also include: removal of the existing interior concrete slab and regrading around the foundation to improve positive drainage that will prevent water damage to the structure.

**Bid Information:**

Advertisement Date: 12/7/2015

Newspaper(s) / Website(s): City's website and an issue of *eMaryland Marketplace*

Bids Opened / Tabulated Date: 2/19/2016

**Contractor / Vendor:**

Company Name: Oak Grove Restoration Company

Street Address: 5815 Riggs Road

P. O. Box Number:

City: Laytonsville

State: Maryland

ZIP: 20882

**Contract / Purchase Amount:** Not to Exceed \$79,200

**Funds to be Expended From: Capital Improvements Budget**

**Account Number:** 3149-594000-04-1T

**Funds Available: YES**