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Correspondence - 1972, June 26

Thomas W. Cothran

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FRED VAN WAGENINGEN, A. I. A.
THOMAS W. COTHRAN, A. I. A.

ARCHITECTS

SHELBY, NORTH CAROLINA

26 June 1972

Mr. R. Patrick Spangler, Chairman
Board of Trustees
Gardner-Webb College

Re: Addition to the Webb Administration Building
Gardner-Webb College, Boiling Springs, N. C.

Dear Mr. Spangler:

The five General Contractors, who presented Proposals last Thursday, were the best qualified Bidders for a project of this size. All appeared anxious to bid and were bidding to get this work. There is only 10.7% difference between the high and low bid.

All work is in the General Contract. It was the General Contractors responsibility to obtain competitive Sub-Bids. To assist in bidding, we solicited Sub-Bidders and sent sets to 4 Heating-Air Conditioning Contractors, to 4 Plumbing Contractors, to 5 Electrical Contractors and to 5 Plan Rooms. Also to a Steel Joist Company and to a Painting Contractor.

Bids were higher than anticipated. We had stated that cost could be between \$20.00 and \$21.00 per square foot but that cost would not be known until the Bids were in. There is 8,060 square feet. At \$21.00 the cost would have been \$169,000.00. The low Bid amounts to around \$27.40 per square foot. The Base Bid allowed 210 calendar days for completion. The low Bidder offered a credit of \$2,000.00 for increasing the time limit to 240 calendar days. This would reduce the cost to \$27.10 per square foot, \$6.10 per square foot above the Architects estimate.

The plans and specifications include all features which were desired and will give the building which was considered appropriate by all parties concerned. In our attempt to obtain more office space, Mr. Mack and I spent an evening with the City Council and appealed the City Code on distance to the right of way. The Council approved. We are approximately 11'-0" closer to the right of way than the Code allows. The Mechanical Room was placed under the building to make room for additional office area.

If this building was again bid on, at this time, we would expect the same or higher bids. If bids were received at a later date, higher bids would almost be certain. The cost of construction has been rising at least between 7% and 10% a year. Some

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Contractors expect the rise to be around 13% next year. We therefore recommend that the Contract be awarded to the low Bidder, A. A. Ramsey and Son and that the cost be negotiated if the cost must be reduced. If the cost must be reduced, we recommend that a list be made, of possible credits, as a basis for negotiation. We further recommend that the Contract be awarded at this time, subject to adjustments which we will present, if desired and that Chairman be authorized to make such adjustments as Dr. Poston considers proper. Work, on the building, can thereby be started within a few days after this regular meeting of your Board.

You will be interesting in the following facts. The low Bidder, in 1960, on the present building was C. P. Neal at \$73,147.00. A. A. Ramsey and Son was second at \$77,500.00. Clarence Morrison was third at \$77,770.00. Neal lost money on his Contract. Quality of work has been criticized by many. The original building has approximately 6,523 square feet and cost around \$11.20 a square foot. Construction today is at least 100% more than the cost in 1960. The present building, if built today, exactly as it is, would cost around \$23.00 per square foot, if the Contractor were not to lose on his Contract. The building would therefore cost at least \$150,000.00. The new wing has 1,537 square feet more area than the original building and would therefore cost around \$35,000.00 more than today's cost on the original building. The new wing would therefore be \$185,000.00, if all parts were similar to the present building. The low Bid, of \$221,221.00, for the new wing is about \$36,000.00 more than \$185,000.00. At least four factors contribute to this difference. Construction, of this type and size, could be more than 100% higher than in 1960. Secondly, Contractors believe that they are entitled to a better margin of profit, especially in view of the rise in cost, of labor and materials, which could take place during the period of construction. Thirdly, a time limit is in the Contract. Some allowance must be made to expedite completion. Fourthly the College would not be satisfied with the class of work, in the present building, nor with the finishes, air-conditioning and other parts which were acceptable at that time. We have tried to improve on this and still have a relatively simple building.

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Some of the reasons, the new wing is more expensive, are as follows:

1. The second floor framing is stronger than the present second floor, so that position of partitions can be changed later, if desired.
2. Partitions are of steel studs with 1/2" Sheetrock each side.
3. The first Floor Foyer and Corridor have terrazzo floor.
4. All offices have carpet. (Vinyl asbestos in working areas.)
5. Toilets have ceramic tile floor and base.
6. Toilets and Janitors Closets have epoxy paint.
7. Corridors, stair and Staff Lounge have vinyl wall covering.
8. Doors solid core, walnut veneer.
9. The Foyer has walnut panelling (plywood) on 4 walls.
10. The offices of the Vice-President and Admissions Officer have walnut panelling (plywood) on one wall.
11. The Conference Room has walnut panelling (plywood) on 3 walls and cabinets the full width of each end of room.
12. The stair has vinyl or rubber treads.
13. The Staff Lounge has built-in cabinets, cook top and sink.
14. Each floor has a Janitors Closet and other closets.
15. There are a number of built-in cabinets.
16. There is a large entrance Portico.
17. There is a Cupola.
18. There is an exterior stair down to the Mechanical Room.
19. There is an inclosure on the second floor for both stairs (required by N. C. Code) with smoke detectors so that doors can stay open, but close automatically in case of a fire.
20. A catch basin has been added on the east side, connecting to catch basin by the pool.
21. Heating and cooling are by separate sets of pipes and controls so that some rooms can be heated while other rooms are being cooled, etc. This was considered a good feature for day time work use with east and west orientation. Much dissatisfaction had been expressed with the present system.
22. Heating and cooling, for each area, is controlled individually by room thermostat.
23. A new transformer had to be provided, with service split between the existing and new parts.
24. Lead-in, to the transformer, has to pass under a concrete paved parking lot.

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The present building had none of the above features. In addition the present chimneys are to be removed, under this Contract, the roof replaced where these are removed and the top of south wall refinished without the chimney. Both of the present chimneys are false, partially bearing on the outside wall and on wood trussed rafters. Both chimney are leaning in, leak and could be dangerous.

The Contract also covers modification of the first floor, changing Foyer into an office, changing Corridor to pass into new wing and partition at top of present stair.

Cost could be lowered by negotiating on the omission of these items. The mechanical system could be 2 pipes instead of 4 but both heating and cooling would not be available at the same time. The air handler, which conditions incoming fresh air could be omitted. However, we now doubt that the cost of the building could be reduced more than \$10,000.00.

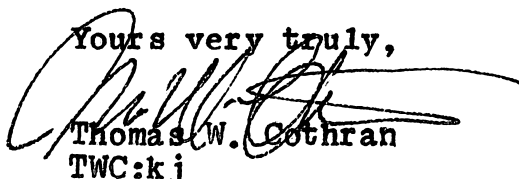
This is the first building in approach to the campus. All visitors will come to this building. All administrative and much conference work will be done here. Except for the above items, we can think of nothing that can be done to lower cost.

Special brick was called for the window arches, in the present building, but regular brick was used. We have also used regular brick to save cost.

A saving on the roof could be made by removing all present slate and installing heavy composition shingles over the entire roof. Slate looks better, but is an unknown quantity in this climate. Slate is also very expensive and there are few workmen who are qualified to install. However Buckingham slate, as now on the present building, is a better slate than the Pennsylvania slate on your new Chapel.

We trust that the Board will authorize us to proceed with award of the Contract, subject to such adjustments as are acceptable to Dr. Poston. We believe that this is to the best interest of the College.

Yours very truly,



Thomas W. Cothran
TWC:kj

CC: Dr. Poston