

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: October 19, 2016

SUBJECT: Construction Manager at Risk Preconstruction Services

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes
1. Letter from Cooper Construction

SUMMARY OF REQUEST:

At the August 17 meeting of the Board of Commissioners, the Board approved Cooper Construction as the Construction Manager at Risk for the Emergency Services Headquarters project (EMSHQ).

Clark Nexsen and staff have negotiated the fee for the Preconstruction Services portion of the project with Cooper Construction. The fee is \$90,000 and is within our approved budget.

BOARD ACTION REQUESTED:

Approve Preconstruction Services fee for the Emergency Services Headquarters project.

Suggested Motion(s):

I move that the Board approve the fee for Preconstruction Services for the Emergency Services Headquarters project.

AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
MEDICAL
PROFESSIONAL

A THIRD GENERATION
FAMILY-OWNED
GENERAL CONTRACTOR

September 20, 2016

David Berry
Capital Projects Construction Manager
Henderson County
100 North King Street
Hendersonville, NC 28792

Dear Mr. Berry,

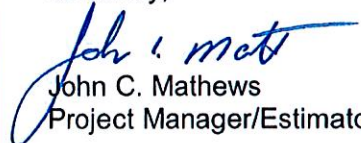
Cooper Construction Company proposes a lump sum Preconstruction Services amount of \$90,000.00 for the Henderson County Emergency Services Headquarters.

This scope includes probable construction budget, value engineering alternatives and scheduling at the Schematic Design and Design Development stages. At the 75% Construction Document stage we will produce a probable construction budget, schedule, and will perform a constructability review of the documents, to include creating an aggregate 3D model from building models supplied by the designers, running a clash detection report, and meeting with the designers to coordinate the results. Once the contract documents have reached the 100% Construction Document phase we will bid out the documents to the subcontractor market and develop the Guaranteed Maximum Price Proposal and final project schedule. The scope above accounts for monthly progress meetings for the first three months of the Preconstruction Phase and two-a-month progress meetings for the balance of the Preconstruction Phase (a total of 17 meetings).

Any additional scope requested beyond that outlined above will be billed for on a time and material basis.

We look forward to working with Henderson County on this critical project. Please feel free to contact us should you have any questions or comments concerning our Preconstruction Services Proposal.

Sincerely,


John C. Mathews
Project Manager/Estimator


DeLaine DeBruhl
Project Executive

CC: File
Chad Roberson – Clark Nexsen
John Mitchell – Henderson County