

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: October 19, 2016

SUBJECT: Guaranteed Maximum Price – Innovative High School

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes

1) CMR Attachment GMP-2

SUMMARY OF REQUEST:

In order for school to begin on time for the Fall 2017 term, Beverly Grant/Barnhill was hired as Construction Manager at Risk for the Innovative High School project.

The Construction Manager at Risk (CMR) process includes a Guaranteed Maximum Price (GMP). The GMP is determined by a series of attachments added to the Construction Manager at Risk Contract. There are two GMP attachments for this project. The Board approved the initial contract, and first attachment, at the July 20th meeting, which included the structural steel package (GMP-1).

The final GMP (GMP-2) is the total building package and includes the remainder of the work.

Beverly Grant/Barnhill is recommending the selection of the lowest responsible bidders across the packages. The final GMP is within the accepted Total Project Budget.

BOARD ACTION REQUESTED:

Approve an attachment to the Construction Manager at Risk Contract to accept Guaranteed Maximum Price - 2.

Suggested Motion:

I move that the Board of Commissioners approve the attachment, accept GMP-2, and direct staff to continue with the project.



October 12, 2016

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

Re: **Innovative High School – Guaranteed Maximum Price**

Dear David,

We are pleased to submit our Guaranteed Maximum Price for the Innovative High School Project located in Hendersonville, NC. To further clarify this proposal, we offer the following synopsis for your review and considerations.

<u>Guaranteed Maximum Price Summary</u>	
GMP # 1 – Early Steel Package	\$1,413,777.00
GMP #2 – Remaining Bid Packages	\$11,580,905.00
Guaranteed Maximum Price	\$12,994,682.00

We have included an Itemized Bid Package Breakdown, Alternate Summary, Allowance Log and Post Bid Value Management Log to illustrate the overall Guaranteed Maximum Price. In summary, Beverly-Grant / Barnhill, a 50/50 Joint Venture submits the following Guaranteed Maximum for the Innovative High School in the amount of \$12,994,682.00.

We look forward to working with Henderson County and its' partners on this important project. Please give me a call should you have any comments or questions in regards to the Guaranteed Maximum Price proposal.

Yours truly,
Beverly-Grant / Barnhill, a 50/50 Joint Venture


Gary C. Webb
Project Executive

Cc: File
Mr. Chad Roberson – Principal, Clark Nexsen
Mr. Marty Moser – Senior Vice President, Barnhill Contracting Company
Mr. Rick Grant – President, Beverly-Grant, Inc.
Mr. Chris Smith – Construction Manager, Beverly-Grant, Inc.
Mr. Danny Staton – Senior Preconstruction Manager, Barnhill Contracting Company

BID TAB SUMMARY - 10/12/16
Innovative High School
Henderson County Public School



BP No.	BP Description	Bid Date	Bid Time	Contractor	Contract Amount (Base Bid Only)	60% CD Estimate	Variance to Estimate
BP100	General Trades	09/21/16	2:00 PM CB&H	BP100	\$ 105,000.00	\$ 26,974	\$ 78,026.00
BP105	Final Cleaning	09/21/16	2:00 PM CB&H	BP105	\$ 16,000.00	\$ 16,184	\$ (184.00)
BP390	Turnkey Concrete	09/21/16	2:00 PM Rival Concrete	BP390	\$ 626,200.00	\$ 700,550	\$ (74,350.00)
BP400	Turnkey Masonry	09/21/16	2:00 PM Gates Construction Company	BP400	\$ 970,000.00	\$ 843,372	\$ 126,628.00
BP500	Structural Steel and Erection	07/12/16	2:00 PM Universal Steel	BP500	\$ 1,076,349.00	\$ 1,131,760	\$ (55,411.00)
BP550	Misc. Metals, Stairs & Glass Rails	09/29/16	2:00 PM CH Steel	BP550	\$ 328,271.00	\$ 266,515	\$ 61,756.00
BP640	Architectural Woodwork	09/29/16	2:00 PM Lantz Cabinets & Associates	BP640	\$ 125,244.04	\$ 132,875	\$ (7,630.96)
BP740	Roofing	09/21/16	2:00 PM JAK of NC	BP740	\$ 386,800.00	\$ 302,416	\$ 84,384.00
BP750	Metal Wall Panels	09/21/16	2:00 PM JAK of NC	BP750	\$ 42,000.00	\$ 471,785	\$ (48,785.00)
BP790	Caulking & Waterproofing	09/21/16	2:00 PM J.T. Murphy	BP790	\$ 92,795.00	\$ 32,048	\$ 60,747.00
BP800	Turnkey Doors, Frames & Hardware	09/21/16	2:00 PM Cook and Boardman	BP800	\$ 41,997.00	\$ 140,400	\$ 28,117.62
BP836	Overhead Ceiling Doors and Counter Doors	09/21/16	2:00 PM Maxson and Associates	BP836	\$ 893,000.00	\$ 759,959	\$ 133,041.00
BP840	Storefronts, Glass & Glazing	09/21/16	2:00 PM Blue Ridge Glass	BP840	\$ 885,861.00	\$ 1,125,128	\$ (239,267.00)
BP925	Metal Studs/Drywall/Insulation	09/21/16	2:00 PM Shields Inc.	BP925	\$ 111,796.84	\$ 99,454	\$ 12,342.84
BP930	Ceramic Tile	09/21/16	2:00 PM PBI	BP930	\$ 305,530.00	\$ 311,716	\$ (6,186.00)
BP960	Carpet/Resilient/Base	09/21/16	2:00 PM Shields Inc.	BP960	\$ 110,927.00	\$ 223,338	\$ (112,411.00)
BP980	Acoustical Ceilings	09/21/16	2:00 PM Southeastern Interiors	BP980	\$ 42,847.00	\$ -	\$ 42,847.00
BP985	Acoustical Wall Treatments	09/21/16	2:00 PM Lewaro Interiors	BP985	\$ 102,942.00	\$ 115,988	\$ (13,046.00)
BP990	Painting	09/29/16	2:00 PM RC Specialties	BP990	\$ 83,232.00	\$ 55,310	\$ 27,922.00
BP1005	Toilet Specialties/Accessories/Dw.10	09/21/16	2:00 PM Fastsigns-Ashville	BP1005	\$ 10,937.13	\$ 25,055	\$ (14,117.87)
BP1010	Identifying Devices	09/21/16	2:00 PM Otis Elevator	BP1010	\$ 119,500.00	\$ 85,000	\$ 34,500.00
BP1400	Elevators	09/29/16	2:00 PM Diboco Fire Sprinklers	BP1400	\$ 171,000.00	\$ 164,541	\$ 6,459.00
BP2100	Fire Protection	09/21/16	2:00 PM Bottom Construction	BP2100	\$ 599,300.00	\$ 518,611	\$ 80,689.00
BP2200	Plumbing	09/21/16	2:00 PM Pyatt Heating & A/C	BP2200	\$ 1,234,567.00	\$ 1,427,187	\$ (192,620.00)
BP2300	HVAC and HVAC Controls	09/21/16	2:00 PM Airflow Experts	BP2300	\$ 19,450.00	\$ 56,645	\$ (37,195.00)
BP2305	HVAC Test & Balance	09/21/16	2:00 PM Emory Electric Inc	BP2305	\$ 979,000.00	\$ 1,166,355	\$ (187,355.00)
BP2600	Electrical & Fire Alarm	09/21/16	2:00 PM #N/A	BP2600	\$ -	\$ -	\$ -
BP3100	Earthwork	09/21/16	2:00 PM #N/A	BP3100	\$ -	\$ -	\$ -
BP3200	Asphalt Paving, Curb, Gutter	09/21/16	2:00 PM #N/A	BP3200	\$ -	\$ -	\$ -
BP3213	Concrete Paving & Sidewalks	09/21/16	2:00 PM #N/A	BP3213	\$ 63,918.00	\$ -	\$ 63,918.00
BP3290	Landscaping	09/29/16	2:00 PM Snow Creek Landscaping	BP3290	\$ -	\$ 67,802	\$ (3,884.00)
BP3300	Site Utilities	09/21/16	2:00 PM #N/A	BP3300	\$ -	\$ -	\$ -
BP3400	Turnkey Sitework (Combo BP3100, BP3200, BP3213 & BP3300)	09/21/16	2:00 PM Tennoco Construction	BP3400	\$ 1,195,181.00	\$ 1,145,357	\$ 49,824.00
Bid Day Total					\$ 11,289,163	\$ 11,420,026	\$ (130,862)
Base Bid Cost of Work					\$ 11,289,163	\$ 11,420,026	\$ (130,862)
Project Subguard					\$ 131,016	\$ 115,494	\$ 15,522
Accepted Allowances					\$ 50,000	\$ -	\$ 50,000
Accepted Alternates					\$ (77,435)	\$ -	\$ (77,435)
Accepted VE Items					\$ (19,900)	\$ -	\$ (19,900)
Cost of Work with Alternates & Subguard					\$ 11,372,843	\$ 11,535,521	\$ (162,678)
Construction Contingency					\$ 227,457	\$ 230,710	\$ (3,254)
Owner Contingency					\$ -	\$ -	\$ -
Total Cost of Work TOTAL					\$ 11,600,300	\$ 11,766,231	\$ (165,931)
Insurances & Builders Risk					\$ 149,439	\$ 151,458	\$ (2,019)
Payment & Performance Bond					\$ 103,957	\$ 105,362	\$ (1,405)
General Conditions					\$ 705,974	\$ 705,974	\$ -
CM Fee					\$ 435,011	\$ 441,234	\$ (6,222)
Project Grand Total					\$ 12,994,682	\$ 13,170,259	\$ (175,577)
Budget (+/-)					\$ 13,000,000	\$ -	\$ (13,000,000)
GMP 1 - Early Steel Remaining					\$ 1,413,777	\$ -	\$ (1,413,777)
Remaining					\$ 11,580,905	\$ -	\$ (11,580,905)

ALTERNATE SUMMARY Innovative High School



No.	Description	Packages Affected	TOTAL VALUE
BCC-1	P&P Bonds	ALL	\$ 150,429.50
1	A. Alternate No. A-1 "Add Sitework as indicated on sheets AS101 and AS102."	400, 550, 790, 3290, 3400	\$ 349,309.00
2	B. Alternate No. A-2 "Replace Fiber Reinforced Cementitious Panel with High Density Laminate Wood Panels"	750 - ACCEPTED	\$ 7,800.00
3	C. Alternate No. A-3 "Add Wood Ceiling"	640, 980	\$ 109,927.50
4	D. Alternate No. A-4: "Add Wood Interior Cladding"	640	\$ 61,762.50
5	E. Alternate No. A-5: "Vinyl Composition Tile"	960 - ACCEPTED	\$ (94,800.00)
6	F. Alternate No. M-1 "Owner Preferred Alternate: HVAC DD Controls"	2300 - \$0 per Pyatt - ACCEPTED	\$ -
7	G. Alternate No. E-1 "Owner Preferred Alternate: Fire Alarm System"	2600 - ACCEPTED	\$ 9,565.00
Alternates Bid Day Subtotal			\$ 593,993.50
Accepted Alternates Bid Day Subtotal			\$ (77,435.00)

ALLOWANCE LOG
 October 12, 2016
Innovative High School
 Hendersonville, NC



Item #	Description	Total	Status	Pending Amount (\$)	Rejected Amount (\$)	Accepted Amount (\$)	Remarks
1	Structural Steel Allowance for Misc Steel	\$ 50,000.00	A	\$0	\$0	\$50,000	
2		\$ -	A	\$0	\$0	\$0	
3		\$ -	A	\$0	\$0	\$0	
4		\$ -	P	\$0	\$0	\$0	
5		\$ -	P	\$0	\$0	\$0	
6		\$ -	P	\$0	\$0	\$0	
7		\$ -	P	\$0	\$0	\$0	
8		\$ -	P	\$0	\$0	\$0	
Total		\$50,000		\$0	\$0	\$50,000	

VALUE MANAGEMENT LOG

October 12, 2016

Innovative High School - Post Bid Items
Hendersonville, NC



Item #	Description	Total	Status	Pending Amount (\$)	Rejected Amount (\$)	Accepted Amount (\$)	Remarks
1	Eliminate Vapor Barrier on Metal Deck by Roofing Contractor	\$ (15,200.00)	A	\$0	\$0	(\$15,200)	
2	Provide Standard Stainless Steel Cab Shell Interior by Elevator Subcontractor	\$ (2,700.00)	A	\$0	\$0	(\$2,700)	
3	Provide Standard Entry i.i.o. Keyless Entry	\$ (2,000.00)	A	\$0	\$0	(\$2,000)	
4		\$ -	P	\$0	\$0	\$0	
5		\$ -	P	\$0	\$0	\$0	
6		\$ -	P	\$0	\$0	\$0	
7		\$ -	P	\$0	\$0	\$0	
8		\$ -	P	\$0	\$0	\$0	
Total		(\$19,900)		\$0	\$0	(\$19,900)	