

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 19, 2017

SUBJECT: Emergency Services Headquarters

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes
(1) Letter from Clark Nexsen 6-30-17
(2) Letter from Cooper Construction 6-30-17

SUMMARY OF REQUEST:

At the August 17th, 2016 meeting of the Board of Commissioners, the Board selected Cooper Construction as the Construction Manager at Risk for the Emergency Services Headquarters project (EMSHQ).

The Construction Manager at Risk process includes a Guaranteed Maximum Price (GMP). The GMP was compiled by a bid process according to North Carolina General Statute. Bids for the project were opened on July 20th and July 28th.

Cooper Construction is recommending the selection of the lowest responsible bidders across the packages. The final GMP is within the accepted total project budget, at \$11,726,445.

BOARD ACTION REQUESTED:

Accept the Emergency Services Headquarters Guaranteed Maximum Price and direct staff to continue the project.

Suggested Motion(s):

I move to accept the Emergency Services Headquarters Guaranteed Maximum Price and direct staff to continue the project



June 30, 2017

Henderson County
1 Historic Courthouse Square
Suite 5
Hendersonville, NC 28792

Attn: Mr. John Mitchell

Re: Emergency Services Headquarters

Dear Mr. Mitchell,

Please find attached the Guaranteed Maximum Price for the above referenced project from Cooper Construction. Clark Nexsen reviewed this information and finds it to be in line with the previously approved project budget. We would recommend moving forward with the Commission's approval. Itemized below is a project budget summary describing the total project allocation and how the funding has been distributed.

Guaranteed Maximum Price Summary for Emergency Services Headquarters					
GMP from Cooper Construction dated June 30, 2017					
					\$ 11,726,445.00
Owner Contingency					\$ 360,000.00
AE fees					\$ 843,717.00
Special Inspections					\$ 50,000.00
Surveying and Geotech					\$ 30,200.00
CMR pre construction fee					\$ 90,000.00
Furniture, fixture, equipment, Technology Budget					\$ 500,000.00
Total Project costs					\$ 13,600,362.00

Should you need further assistance regarding this matter, please do not hesitate to contact me.

Sincerely,

CLARK NEXSEN, INC

Chadwick S. Roberson, AIA LEED BD+C
Principal



AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
MEDICAL
PROFESSIONAL

A THIRD GENERATION
FAMILY-OWNED
GENERAL CONTRACTOR

June 30, 2017

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

Re: Emergency Services Headquarters – Guaranteed Maximum Price

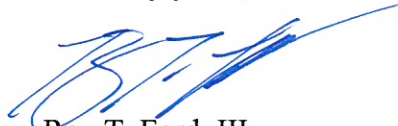
David:

Cooper Construction Company, Inc. is pleased to submit our Guaranteed Maximum Price for the Henderson County Emergency Services Headquarters.

We have included an itemized Summary, Alternate Summary, Allowance Summary, Unit Price Summary, Value Engineering Summary, and a Qualifications Summary. Cooper Construction Company, Inc. submits the following Guaranteed Maximum for the Henderson County Emergency Services Headquarters in the amount of \$11,726,445.00.

We look forward to working with Henderson County on this project. Feel free to contact us if you have any questions in regards to this proposal.

Sincerely yours,



Roy T. Ford, III
Vice President

CF: File
Thomas L. Cooper
Mike Cooper
Zach Cooper
DeLaine DeBruhl
John Mathews

Cooper Construction Company, Inc.

Project Data			
Date:	6/30/2017	Project Gross Sq. Ft.:	62,193
Project Name:	Henderson County Emergency Services HQ	Schedule (Mo):	14

Summary
GMP

Estimate Summary		GMP		75% CD - 4/27/17		Delta
		Cost	Cost/G.S.F.	COST	COST / G.S.F.	
No.	Description					
1	Emergency Services Headquarters	\$ 11,077,094	\$ 178.11	\$ 13,052,301	\$ 249.80	\$ (1,975,207)
2	Storage Building	\$ 649,351	\$ 10.44	\$ 693,753	\$ 69.77	\$ (44,402)
	Total	\$ 11,726,445	\$ 188.55	\$ 13,746,054	\$ 221.02	\$ (2,019,609)

Cooper Construction Company, Inc.

Project Data			
Date:	6/30/2017	Project Gross Sq. Ft.:	52,250
Project Name:	Henderson County Emergency Services HQ	Schedule (Mo):	14

Emergency Services Headquarters
GMP

Estimate Summary		GMP		75% CD - 4/27/17		Delta
		Cost	Cost / G.S.F.	Cost	Cost / G.S.F.	
Spec. No.	Description					
01 30 00	General Conditions	\$ 840,000	\$ 16.08	840,000	\$ 16.08	\$ -
01 74 23	Final Cleaning	\$ 18,600	\$ 0.36	-	\$ -	\$ 18,600
02 40 00	Demolition	\$ 247,500	\$ 4.74	306,500	\$ 5.87	\$ (59,000)
03 30 00	Cast In Place Concrete	\$ 657,470	\$ 12.58	501,140	\$ 9.59	\$ 156,330
03 40 00	Precast Concrete Structure	\$ -	\$ -	-	\$ -	\$ -
04 00 00	Masonry	\$ 492,800	\$ 9.43	464,550	\$ 8.89	\$ 28,250
05 00 00	Structural & Misc. Metals	\$ 530,816	\$ 10.16	448,165	\$ 8.58	\$ 82,651
06 10 00	Framing & Rough Carpentry	\$ 1,000	\$ 0.02	16,816	\$ 0.32	\$ (15,816)
06 20 00	Millwork & Trim	\$ 89,851	\$ 1.72	91,163	\$ 1.74	\$ (1,312)
07 10 00	Waterproofing	\$ 183,552	\$ 3.51	251,342	\$ 4.81	\$ (67,790)
07 50 00	Roofing & Metal Wall Panels	\$ 587,513	\$ 11.24	1,122,000	\$ 21.47	\$ (534,487)
07 81 00	Fireproofing	\$ -	\$ -	-	\$ -	\$ -
08 10 00	Doors, Frames & Hardware	\$ 354,614	\$ 6.79	331,500	\$ 6.34	\$ 23,114
08 40 00	Windows, Storefronts & Curtain Walls	\$ 196,552	\$ 3.76	313,658	\$ 6.00	\$ (117,106)
09 20 00	Drywall & Acoustical	\$ 842,865	\$ 16.13	893,618	\$ 17.10	\$ (50,753)
09 30 00	Hard Tile	\$ 24,644	\$ 0.47	31,986	\$ 0.61	\$ (7,342)
09 60 00	Carpet / Wood / Resilient Flooring	\$ 67,919	\$ 1.30	93,815	\$ 1.80	\$ (25,896)
09 90 00	Painting & Wall Finishes	\$ 129,925	\$ 2.49	202,820	\$ 3.88	\$ (72,895)
10 00 00	Misc. Specialties	\$ 155,295	\$ 2.97	219,776	\$ 4.21	\$ (64,481)
11 00 00	Equipment	\$ 15,000	\$ 0.29	-	\$ -	\$ 15,000
12 00 00	Furnishings	\$ 22,147	\$ 0.42	25,815	\$ 0.49	\$ (3,668)
13 00 00	Special Construction	\$ 340,379	\$ 6.51	268,190	\$ 5.13	\$ 72,189
14 00 00	Conveying Systems	\$ -	\$ -	-	\$ -	\$ -
21 13 00	Fire Protection Systems	\$ 152,000	\$ 2.91	183,000	\$ 3.50	\$ (31,000)
22 00 00	Plumbing Systems	\$ 570,900	\$ 10.93	461,428	\$ 8.83	\$ 109,472
23 30 00	HVAC Systems	\$ 1,037,800	\$ 19.86	1,372,444	\$ 26.27	\$ (334,644)
26 00 00	Electrical	\$ 976,793	\$ 18.69	1,531,742	\$ 29.32	\$ (554,949)
31 00 00	Sitework	\$ 1,612,483	\$ 30.86	1,646,161	\$ 31.51	\$ (33,678)
01 21 16	Construction Contingency 2%	\$ 202,968	\$ 3.88	580,881	\$ 11.12	\$ (377,913)
01 21 16	Design Contingency 0%	\$ -	\$ -	-	\$ -	\$ -
01 21 16	Escalation 0%	\$ -	\$ -	-	\$ -	\$ -
	Subtotal	\$ 10,351,386	\$ 198.11	\$ 12,198,510	\$ 233.46	\$ (1,847,123.82)
01 20 00	Subcontractor Bonding	\$ 125,351	\$ 2.40	\$ 146,382	\$ 2.80	\$ (21,031.00)
	Subtotal	\$ 10,476,737	\$ 200.51	\$ 12,344,892	\$ 236.27	\$ (1,868,154.82)
01 20 00	Builders Risk & General Liability	\$ 115,244	\$ 2.21	\$ 135,794	\$ 2.60	\$ (20,549.89)
	Subtotal	\$ 10,591,981	\$ 202.72	\$ 12,480,686	\$ 238.86	\$ (1,888,704.71)
01 20 00	Performance & Payment Bond	\$ 84,736	\$ 1.62	\$ 99,845	\$ 1.91	\$ (15,109.15)
	Subtotal	\$ 10,676,717	\$ 204.34	\$ 12,580,531	\$ 240.78	\$ (1,903,813.86)
01 20 00	Fee 3.75%	\$ 400,377	\$ 7.66	\$ 471,770	\$ 9.03	\$ (71,393.11)
	Subtotal	\$ 11,077,094	\$ 212.00	\$ 13,052,301	\$ 249.80	\$ (1,975,206.97)

Cooper Construction Company, Inc.

Project Data			
Date:	6/30/2017	Project Gross Sq. Ft:	9,943
Project Name:	Henderson County Emergency Services HQ	Schedule (Mo.):	14

Storage Building
GMP

Estimate Summary		GMP		75% CD - 4/27/17		Delta
		Cost	Cost / G.S.F.	Cost	Cost / G.S.F.	
Spec. No.	Description					
01 30 00	General Conditions	\$ -		\$ -	\$ -	\$ -
02 40 00	Demolition	\$ -		\$ -	\$ -	\$ -
03 30 00	Cast In Place Concrete	\$ 121,175		\$ 125,285	\$ 12.60	\$ (4,110)
03 40 00	Precast Concrete Structure	\$ -		\$ -	\$ -	\$ -
04 00 00	Masonry	\$ 14,900		\$ 27,300	\$ 2.75	\$ (12,400)
05 00 00	Structural & Misc. Metals	\$ 238		\$ -	\$ -	\$ 238
06 10 00	Framing & Rough Carpentry	\$ -		\$ -	\$ -	\$ -
06 20 00	Millwork & Trim	\$ -		\$ -	\$ -	\$ -
07 10 00	Waterproofing	\$ 9,127		\$ 2,500	\$ 0.25	\$ 6,627
07 50 00	Roofing	\$ -		\$ 9,060	\$ 0.91	\$ (9,060)
07 81 00	Fireproofing	\$ -		\$ -	\$ -	\$ -
08 10 00	Doors, Frames & Hardware	\$ 34,892		\$ 39,250	\$ 3.95	\$ (4,358)
08 40 00	Windows, Storefronts & Curtain Walls	\$ -		\$ -	\$ -	\$ -
09 20 00	Drywall & Acoustical	\$ 8,136		\$ -	\$ -	\$ 8,136
09 30 00	Hard Tile	\$ -		\$ -	\$ -	\$ -
09 60 00	Carpet / Wood / Resilient Flooring	\$ -		\$ -	\$ -	\$ -
09 90 00	Painting & Wall Finishes	\$ 22,250		\$ 7,296	\$ 0.73	\$ 14,954
10 00 00	Misc. Specialties	\$ -		\$ 500	\$ 0.05	\$ (500)
11 00 00	Equipment	\$ -		\$ 10,000	\$ 1.01	\$ (10,000)
12 00 00	Furnishings	\$ -		\$ -	\$ -	\$ -
13 00 00	Special Construction	\$ 172,242		\$ 187,802	\$ 18.89	\$ (15,560)
14 00 00	Conveying Systems	\$ -		\$ -	\$ -	\$ -
21 13 00	Fire Protection Systems	\$ -		\$ -	\$ -	\$ -
22 00 00	Plumbing Systems	\$ -		\$ -	\$ -	\$ -
23 30 00	HVAC Systems	\$ 25,600		\$ 30,000	\$ 3.02	\$ (4,400)
26 00 00	Electrical	\$ 186,055		\$ 105,000	\$ 10.56	\$ 81,055
31 00 00	Sitework	\$ 7,500		\$ 21,919	\$ 2.20	\$ (14,419)
01 21 16	Construction Contingency 2%	\$ 12,042		\$ 29,831	\$ 3.00	\$ (17,789)
01 21 16	Design Contingency 0%	\$ -		\$ -	\$ -	\$ -
01 21 16	Escalation 0%	\$ -		\$ -	\$ -	\$ -
	Subtotal	\$ 614,157		\$ 648,372	\$ 65.21	\$ (34,215)
01 20 00	Subcontractor Bonding (Included in Emergency Services HQ Summary)	\$ -		\$ 7,780	\$ 0.78	\$ (7,780)
	Subtotal	\$ 614,157		\$ 656,153	\$ 65.99	\$ (41,996)
01 20 00	Builders Risk & General Liability	\$ 6,756		\$ 7,218	\$ 0.73	\$ (462)
	Subtotal	\$ 620,913		\$ 663,370	\$ 66.72	\$ (42,457)
01 20 00	Performance & Payment Bond	\$ 4,967		\$ 5,307	\$ 0.53	\$ (340)
	Subtotal	\$ 625,880		\$ 668,677	\$ 67.25	\$ (42,797)
01 20 00	Fee 3.75%	\$ 23,471		\$ 25,075	\$ 2.52	\$ (1,604)
	Subtotal	\$ 649,351		\$ 693,753	\$ 69.77	\$ (44,402)

Cooper Construction Company

Alternates

Spec. No.	Description	Unit	Quantity	Unit Cost	Total Cost
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Alternate # A-1 - Training Stair					
03 00 00	Foundations	LS	1	\$ 3,000.00	\$ 3,000.00
05 51 00	Training Stair Steel	LS	1	\$55,000.00	\$ 55,000.00
09 90 00	Paint Training Stair	LS	1	\$ 2,500.00	\$ 2,500.00
26 00 00	Lightning Protection on Training Stair	LS	1	\$ 7,780.00	\$ 7,780.00
02 40 00	Concrete Sidewalk Around Training Stair	LS	1	\$ 1,850.00	\$ 1,850.00
				Subtotal	\$ 70,130.00
				Contingency:	\$ 1,402.60
				Subtotal	\$ 71,532.60
				Liability Insurances:	\$ 786.86
				Subtotal	\$ 72,319.46
				P&P Bond:	\$ 578.56
				Subtotal	\$ 72,898.01
				Fee:	\$ 2,733.68
				Total	\$ 75,631.69

Alternate # A-2 - Recessed Dock Lift in Storage Building					
03 00 00	Depressed Slab	LS	1	\$ 3,000.00	\$ 3,000.00
05 51 00	Edge Angles at Dock Lift Depressed Slab	LS	1	\$ 2,000.00	\$ 2,000.00
11 13 00	Dock Lift	LS	1	\$ 9,600.00	\$ 9,600.00
26 00 00	Power to Unit and Conduits for Controls & Hydraulic Lines	LS	1	\$ 506.38	\$ 506.38
				Subtotal	\$ 15,106.38
				Contingency:	\$ 302.13
				Subtotal	\$ 15,408.51
				Liability Insurances:	\$ 169.49
				Subtotal	\$ 15,578.00
				P&P Bond:	\$ 124.62
				Subtotal	\$ 15,702.63
				Fee:	\$ 588.85
				Total	\$ 16,291.47

Spec. No.	Description	Unit	Quantity	Unit Cost	Total Cost
Alternate # E-1 - Increase Generator Tank Size to a 72-Hour Capacity					
26 00 00	Increase Tank Size	LS	1	\$ 7,737.00	\$ 7,737.00
				Subtotal	\$ 7,737.00
				Contingency:	\$ 154.74
				Subtotal	\$ 7,891.74
				Liability Insurances:	\$ 86.81
				Subtotal	\$ 7,978.55
				P&P Bond:	\$ 63.83
				Subtotal	\$ 8,042.38
				Fee:	\$ 301.59
				Total	\$ 8,343.97

Alternate # P-1 - Clean Agent Suppression System					
21 13 13	Clean Agent Suppression System	LS	1	\$ -	\$ -
26 00 00	Fire Alarm Tie-Ins for Suppression System	LS	1	\$ 1,125.00	\$ 1,125.00
				Subtotal	\$ 1,125.00
				Contingency:	\$ 22.50
				Subtotal	\$ 1,147.50
				Liability Insurances:	\$ 12.62
				Subtotal	\$ 1,160.12
				P&P Bond:	\$ 9.28
				Subtotal	\$ 1,169.40
				Fee:	\$ 43.85
				Total	\$ 1,213.26

Alternate # A-3 - Sound Baffles in Lobby 153 & Corridors 200A & 200B					
09 21 16	Install Sound Baffles	LS	1	\$27,443.00	\$ 27,443.00
				Subtotal	\$ 27,443.00
				Contingency:	\$ 548.86
				Subtotal	\$ 27,991.86
				Liability Insurances:	\$ 307.91
				Subtotal	\$ 28,299.77
				P&P Bond:	\$ 226.40
				Subtotal	\$ 28,526.17
				Fee:	\$ 1,069.73
				Total	\$ 29,595.90

Cooper Construction Company

Allowances

NO.	DESCRIPTION
1	Rock Excavation (Trench) - 100 CY
	\$ 17,500.00
2	Unsuitable Soils Excavation - 7,000 CY
	\$ 70,000.00
3	Replacement of Rock Excavation or Unsuitable Soils - 7,000 CY
	\$ 84,000.00
4	Face Brick - Per 1,000 Bricks
	\$ 440.00
5	Building Directional Signage, Building Dedication Plaques, Room Dedication Plaque, & County Seal Logo Plaque
	\$ 7,500.00
6	PT 1 x10's at Dumpster Gate
	\$ 1,000.00
7	Low Voltage Wiring at the Sectional Doors
	\$ 17,500.00
8	Turn Out Gear Rack
	\$ 5,500.00
9	Wall Mounted Flagpole
	\$ 5,000.00
10	Kitchen Hood (Ductwork & Exhaust Fan are Included in the GMP)
	\$ 15,000.00
11	Entrance Mat
	\$ 5,000.00
12	Pre-Engineered Metal Building - Emergency Services Headquarters
	\$ 222,569.00
13	Pre-Engineered Metal Building - Storage Building
	\$ 112,393.00
14	Rock Removal (Mass) - 1,000 CY
	\$ 40,000.00
15	Monument Sign
	\$ 15,000.00
	Notes:
	1. Allowance items listed on this page are included as line items on the Bid Summary sheets and/or quotes.

Cooper Construction Company

Unit Prices

NO.	DESCRIPTION
1	Rock Excavation (Trench) - per CY
	\$ 175.00
2	Rock Excavation (Mass) - per CY
	\$ 40.00
3	Unsuitable Soils Excavation - per CY
	\$ 9.00
4	Replacement of Rock Excavation or Unsuitable Soils - per CY
	\$ 11.00
5	8" CMU Partition Installed - per SF
	\$ 7.50
6	3 5/8" Metal Stud & Gypsum Board Partition - per SF
	\$ 5.18
7	3'-0" x 7'-0" Solid Core Wood Door, Hardware, & HM Frame - per Each
	\$ 1,083.00
E1	Add/Delete Exit Sign
	\$ 224.07
E2	Add/Delete Fire Alarm Audio/Visual Device - per Each
	\$ 352.88
E3	Add/Delete Fire Alarm Pull Station - per Each
	\$ 352.88
E4	Add/Delete Smoke Detector - per Each
	\$ 377.88
E5	Add/Delete 120V Receptacle - per Each
	\$ 145.07
HM-1	Removal & Disposal of Asbestos Containing Pipe Insulation Elbows up to 6" Diameter - per LF
	\$ 23.00
HM-2	Removal & Disposal of Asbestos Containing Floor Tile & Mastic - per SF
	\$ 4.80
HM-3	Removal & Disposal of Asbestos Containing Pipe Insulation - per SF
	\$ 23.00
HM-4	Removal & Disposal of Asbestos Containing Wall Board or Wall Board with Asbestos Containing Finishing Compound - per SF
	\$ 5.75

Value Engineering			
VE No.	Description	Total Cost	Accept / Reject
	<u>Emergency Services Headquarters</u>		
1	Eliminate High Abuse GWB from Project	\$ (7,513)	
2	Delete Brick Allowance and Furnish Brick as Specified	\$ (4,650)	
3	Eliminate Drainage Board at Areas A, C, & Storage Building	\$ (15,302)	
4	Delete the Requirement for Irrigation from the Landscape Package	\$ (6,000)	
5	Eliminate Sod from Landscape Package and Substitute Hand Seeding	\$ (8,000)	
	Total Potential VE Savings for Emergency Services HQ	\$ (41,465)	

Cooper Construction Company, Inc.

Qualifications	
Date:	6/30/2017
Project Name:	Henderson County Emergency Services HQ

NO.	DESCRIPTION
1	Design consultants are contracted by the Owner (ex: architectural, civil, structural, bridge, MEP engineering, interior
2	Building permits costs, meter fees, impact fees, and tap fees not included.
3	No costs for running an underground line or supplying the meter for natural gas is included.
4	Pricing is based on Owner Contract executed by August 19, 2017 and construction schedule with start date no later than August 19, 2017. Subcontractor and vendor pricing based on current market pricing and no price escalation.
5	Threshold inspections and special inspections are not included. If required, it is assumed that the Owner will hire the engineer directly.
6	Schedule based on normal work hours between 7:30AM and 5:00PM on days including Monday through Saturday. After hours work on Sunday may be required, such as utility outages/tie-ins.
7	No liquidated damages are assumed based on the contract documents.
8	Sales tax is included in the base bid. A Monthly Sales Tax Listing Report, specifying the sales tax paid for materials related to the subcontracts during the billing period will be provided for the Owner's use.
9	Builders risk based on current GMP amounts and will be billed lump sum at project start. Rates are based on current schedule durations. Increases to schedule duration or GMP amount will increase Builders Risk. Deductibles for any weather related or named storm claims are not included and paid by Owner if occurs.
10	P&P bond based on current GMP amounts and will be billed lump sum at project start. Increases to GMP amount will increase bond.
11	General Liability insurance based on current GMP amounts and will be billed lump sum at project start. Increases to GMP amount will increase insurance.
12	Owner will coordinate and provide moving of personnel, furniture, equipment, etc. from all existing buildings, complete.
13	Service contracts for systems, maintenance, and/or monitoring is by Owner, such as telephone, TV, internet, fire alarm, security, access control, nurse call, resident monitoring, HVAC, and/or landscaping.
14	General Conditions are based on the 14 month construction duration provided during the RFQ process.
15	Construction Manager's fee is lump sum and based on 3.75% of original GMP amount. Change orders increasing GMP will include 3.75% fee and 2.5% overhead for Construction Manager. Subcontractor change orders will include no more than 10% fee, plus 5% office overhead.
16	Additional details and assumptions can be found in the descriptions for specific line items.
17	The following items are not included in the GMP and are currently included by the Owner, which include utility setup/consumption, impact fee, civil/environmental/bridge permits, and FF&E.
18	Site Lighting is by Utility Provider.
19	FF&E (furniture, fixtures, and equipment) by Owner, unless noted otherwise. Items by Owner include TV's, furniture, beds, etc.
20	All appliances are to be owner furnished and owner installed.
21	Div 2 - Maintenance of landscaping will be by Owner, after inspection and turnover.
22	Div 2 - Septic tank removal and well capping is not included, as none are expected.
23	Div 2 - Hazardous materials removal is not included, such as lead paint or asbestos. Owner/Designers to provide hazardous materials survey prior to demolition of existing buildings. The responsibility and cost of any hazardous material removal will be determined once the surveys are received.
24	Div 2 - Existing materials, equipment, etc. that remain prior to demolition at or inside the existing buildings are assumed to be property of demolition sub, if not removed prior to mobilization.
25	Div 2 - Demolition does not include removal of any mold, mildew, or wood decay/damage, if found. Assumed none existing.
26	Div 9 - All sound baffles shown have been excluded from the base bid. These are shown as an alternate.