

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: August 21, 2019

SUBJECT: Blue Ridge Community College Proposal

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes
1) Clark Nexsen Proposal

SUMMARY OF REQUEST:

Blue Ridge Community College is proceeding with plans to add additional classroom space on its campus. The Board of Commissioners approved a conceptual plan in the FY 19/20 budget planning process and directed that planning for the project continue.

Currently, the construction budget for the proposed project is \$20,110,400. The total project budget for the new facility and the renovation to the Patton Building is \$23,000,000. Additionally, the POPAT (Police Officers Physical Abilities Test) building is proposed to be constructed concurrently with the new facility and renovations to Patton. The construction budget for the POPAT project is \$867,000 and the total project costs is \$1,000,000.

The proposed fees are 6% of the construction budgets: New Facility + Patton Building renovations \$1,206,000 and POPAT \$52,000.

The work is proposed to be completed in the Spring of 2022.

BOARD ACTION REQUESTED:

Approve/Deny the proposed architect's contract for the Blue Ridge Community College project.

Suggested Motion(s):

I move to accept/deny the contract with Clark Nexsen for Blue Ridge Community College.



July 31, 2019

CN #5199.K

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

Attn: Mr. John Mitchell

Re: Blue Ridge Community College

Dear Mr. Mitchell,

Clark Nexsen is pleased to present you with this proposal as an amendment to our current agreement. This proposed amendment will be formalized utilizing the G802-2007 document. The proposed project is based on preliminary program analysis performed last month with Henderson County and the College. Itemized below are the preliminary parameters for the project.

- a. New Building to house approximately 50,000 sf of programs identified in the programming document. The program distribution will be determined during the schematic design with the remaining components going into the interior renovation of the Patton Building. Attached is the selected site option during the advanced planning effort.
- b. Interior renovations of the Patton Building to accommodate the general-purpose classrooms and the miscellaneous administrative staff.
- c. Police Officers Physical Abilities Test (POPAT) building is to be designed adjacent to the new facility allowing access to the campus parking on the western portion of the site. This facility is likely to be a pre-engineered structure, located to the north of the new facility. Final design and programming will be determined during the schematic design phase.

Our scope of work will be in compliance with current agreement. We will also provide the following items:

- a. We have included 5 total presentations to the BRCC Board, County Commissioners, etc. Additional presentations will be at our standard hourly rates for presentation and preparation time.
- b. Schematic, Design Development, and Construction Documents are per Article 3 in our current agreement.
- c. Civil engineering associated with the building and parking is included as part of this proposal. Utility extension beyond the confines of the building site are excluded from our proposal.
- d. Landscape design is limited to zoning code compliance requirements.
- e. Delivery method for the project shall be a Construction Manager at Risk. Construction manager shall be responsible for project estimating and pre-construction activities. If the project is hard bid, additional costs are associated with managing the bidding process.



- f. Construction administration- On site meetings or site visits are limited to a maximum of 28 visits. We have anticipated a maximum construction effort of 14 months allowing for 2 site visits per month. Shop drawings shall be reviewed a maximum of 2 times per submittal received. One (1) Substantial Completion inspection and One (1) Final Completion inspection are included as part of this proposal.

We are excluding the following items:

- a. Geotechnical investigations
- b. Site surveying
- c. Hazardous material investigations associated with the existing building
- d. Demolition drawings associated with the existing building (Arts and Sciences and General Studies)
- e. Equipment planning
- f. Technology/security- We have included infrastructure design (conduit, cable tray, back box only) in our fee proposal. We have not included hardware or equipment design. This is a requirement of the project and will need to be provided independently by the school systems vendor.
- g. Furniture, Fixture, and Equipment- We have not included the design requirements for the FFE package in this proposal.
- h. Project signage or wayfinding is excluded from our proposal.
- i. Multiple bid packages, early site packages, early steel packages are not included in this fee proposal. During the course of the project, if early packages are determined to be the procurement method, additional services will be requested.
- j. Conformed drawings and specifications are not included in this proposal. The Construction Manager at Risk shall be responsible for incorporation of addenda and distribution of materials to subcontractors.
- k. This project shall be reviewed by Department of Insurance and local authorities having jurisdiction.
- l. We will incorporate smart sustainable design elements throughout the building. LEED Certification or Green Globes Certification is excluded.
- m. "Out of house" printing or publications shall be billed at our cost-plus ten percent (10%). All travel expenses are included as part of our proposal.

Proposed Fee:

The preliminary budget of the project is based on the programming efforts from last month's advanced planning. Currently, the construction budget is \$20,110,400. The total project budget for the new facility and the renovation to the Patton Building is \$23,000,000. Additionally, the POPAT building would be constructed concurrently with the new facility and renovations to Patton. The construction budget for this project is \$867,000 and the total project costs is \$1,000,000. Prior to beginning construction on the Patton building, the BLET program will need to relocate to the Continuing education building. For the



above noted items and for work described in our current contract, we would propose a contract amendment as noted below. Should the project scope or cost increase, we will need to revisit the design efforts and adjust our costs accordingly.

New Facility + Patton Building renovations	\$1,206,000
POPAT	\$ 52,000

Project Schedule:

Attached to this letter is an updated schedule based on our understanding of the target dates. It is critical that the owner and design team work together to achieve these dates.

Thank you again for the continued opportunity to work with you and Henderson County. After you have had a chance to review this document, please do not hesitate to contact me to discuss this further.

Sincerely,

CLARK NEXSEN



































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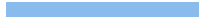


















301 College Street, Suite 300
Asheville, NC 28801
clarknexsen.com

CLARK NEXSEN



ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors
1			Advanced planning	121 days	Mon 4/2/18	Mon 9/17/18	
15			Contract negotiations with Architect and CM	1 day	Wed 8/21/19	Wed 8/21/19	
16			Board approval	1 day	Wed 8/21/19	Wed 8/21/19	
17			Schematic Design	100 days	Wed 8/28/19	Wed 1/15/20	
18			Design Time	110 edays	Wed 8/28/19	Mon 12/16/19	16
19			Submittal review from owner and regulatory agencies	30 edays	Mon 12/16/19	Wed 1/15/20	18
20			Design Development	110 days	Mon 12/16/19	Fri 5/15/20	18
21			Owner approval	16 days	Mon 12/16/19	Mon 1/6/20	18
22			Design Time	99 edays	Mon 1/6/20	Tue 4/14/20	21
23			DD submittal review from owner and AHJs	31 edays	Tue 4/14/20	Fri 5/15/20	22
24			Construction Documents	153 days	Fri 5/15/20	Wed 12/16/20	
25			Design Time	150 edays	Fri 5/15/20	Mon 10/12/20	23
26			Submittal review from Owner and Submission to DOI/DPI	30 edays	Mon 10/12/20	Wed 11/11/20	25
27			CN pick up comments from Owner and AHJ	14 edays	Wed 11/11/20	Wed 11/25/20	26
28			Complete Final Documents	21 edays	Wed 11/25/20	Wed 12/16/20	27
29			Bidding/GMP	68 days	Tue 10/20/20	Fri 1/22/21	
30			Bid packages	30 edays	Tue 10/20/20	Thu 11/19/20	25
31			GMP finalized	48.38 edays	Fri 11/20/20	Thu 1/7/21	30
32			CM contract execution	15 edays	Thu 1/7/21	Fri 1/22/21	31
33			Construction	300 days	Fri 1/22/21	Fri 3/18/22	32
34			Notice to Proceed	1 day	Mon 1/25/21	Mon 1/25/21	32
35			Construction efforts	420 edays	Fri 1/22/21	Fri 3/18/22	32

Project: BRCC 7-31-19.mpp
Date: Mon 8/12/19

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

Conceptual Budgeting-interior renovations and addition						Notes
BRCC interior renovations and additions	1	sf	@	\$ 20,110,400.00	\$ 20,110,400	
Grand Total Construction costs (GMP)					\$ 20,110,400	
Owner Contingency				3.0%	\$ 603,312	
Geotech					\$ 10,000	Budget number
Initial Site Survey					\$ 27,000	Budget number
CM preconstruction services				0.50%	\$ 100,552	Budget number
A/E fees				6.00%	\$ 1,206,624	
Owner Paid Permits					\$ -	Budget number
Special inspections/material testing				0.50%	\$ 100,552	Budget number
Asbestos testing					\$ 5,000	Budget number
Asbestos Design					\$ 5,000	Budget number
Air Monitoring					\$ -	Budget number
Furniture Fixture Equipment					\$ 300,000	Budget number
Technology Equipment					\$ 400,000	Budget number
FFE + Technology design					\$ -	By vendor
Building Access Control					\$ -	In FFE number
Security Systems					\$ -	In FFE number
Test and Balance					\$ -	In construction number
Building system commissioning					\$ -	Not included
Moving Costs					\$ -	Not included
Bond purchasing costs, closing costs or fees					\$ -	Not included
Additional soft cost/contingency					\$ 131,560	Budget number
Total Project costs					\$ 23,000,000	\$ 23,000,000.00

Assumptions for conceptual budget

1. Steel Framed building
2. Construction site would be located on an existing Urban site
3. Escalation is assumed to the mid point of construction
4. Construction Manager at Risk Delivery method
5. Current construction market trends maintain current growth patterns
6. Not used
7. Shallow foundation systems
8. No excessive amounts of unsuitable soils, rock, wetlands, or storm water detention beyond typical NCDEHNR requirements
9. No finance charges, bond procurement fees, legal fees, etc. are included
10. No purchase cost for land
11. Not used

Conceptual Budgeting-POPAT						Notes
BRCC POPAT	1	sf	@	\$ 867,000.00	\$ 867,000.00	
Grand Total Construction costs (GMP)					\$ 867,000.00	
Owner Contingency				3.0%	\$ 26,010.00	
Advanced planning					\$ -	Credit per contract amendment
Geotech					\$ -	included in main project
Initial Site Survey					\$ -	included in main project
CM preconstruction services				0.50%	\$ 4,335.00	Budget number
A/E fees				6.00%	\$ 52,020.00	
Owner Paid Permits					\$ -	Budget number
Special inspections/material testing				0.50%	\$ 4,335.00	Budget number
Asbestos testing					\$ -	Not required
Asbestos Design					\$ -	Not required
Air Monitoring					\$ -	Not required
Furniture Fixture Equipment					\$ 20,000.00	Budget number
Technology Equipment					\$ 20,000.00	Budget number
FFE + Technology design					\$ -	By vendor
Building Access Control					\$ -	Included in construction budget
Security Systems					\$ -	In FFE budget
Test and Balance					\$ -	Included in construction budget
Building system commissioning					\$ -	Not included
Moving Costs					\$ -	Not included
Bond purchasing costs, closing costs or fees					\$ -	Not included
Additional soft costs					\$ 6,300.00	Budget number
Total Project costs					\$ 1,000,000.00	\$ 1,000,000.00

Assumptions for conceptual budget

1. Pre-engineered structural frame
2. Construction site would be located on an existing Urban site
3. Escalation is assumed to the mid point of construction
4. Construction Manager at Risk Delivery method
5. Current construction market trends maintain current growth patterns
6. Not used
7. Shallow foundation systems
8. No excessive amounts of unsuitable soils, rock, wetlands, or storm water detention beyond typical NCDEHNR requirements
9. No finance charges, bond procurement fees, legal fees, etc. are included
10. No purchase cost for land