

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: February 3, 2020
SUBJECT: Budget Amendment - Health and Human Services Building Upfit
PRESENTER: David Berry, Capital Projects Manager
ATTACHMENTS: Yes
1. Budget Amendment
2. Cooper Construction Letter

SUMMARY OF REQUEST:

Cooper Construction, serving as the Design Build Contractor for the Health and Human Services building upfit, has returned with a price to complete the proposed new space. Cooper's proposal dated January 13, 2020 is for a total cost, inclusive of all alternates and construction contingencies, of \$525,217.

The Board is requested to approve a budget amendment to move funds from the Capital Reserve Fund to Planned Projects in order to complete a planned upfit to the Health and Human Services Building.

Staff will present the proposal and answer any questions the Board may have.

BOARD ACTION REQUESTED:

The Board is requested to discuss the proposal and determine a course of action. Should the Board decide to move forward with the project, staff requests approval of the attached budget amendment to move funds to Planned Projects.

Suggested Motion:

I move that the Board accept the proposal from Cooper Construction and direct staff to continue the project. I further move the Board approve the attached budget amendment to move funds to Planned Projects .

**LINE-ITEM TRANSFER REQUEST
HENDERSON COUNTY**



Department: Planned Projects

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>215400-598011</u>	<u>Transfer to General Fund</u>	<u>\$525,217</u>
<u>115419-535103</u>	<u>Planned Projects</u>	<u>\$525,217</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	TOTAL	_____

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>114980-402100</u>	<u>Transfer from Capital Reserve Fund</u>	<u>\$525,217</u>
<u>214400-401000</u>	<u>Fund Balance Appropriated</u>	<u>\$525,217</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	TOTAL	_____

Justification: *Please provide a brief justification for this line-item transfer request.*

Appropriation from the Capital Reserve Fund to pay the design build contractor for the Health and Human Services building upfit.

<u>Budget Office</u>	<u>1/29/2020</u>
Authorized by Department Head	Date
_____	_____
Authorized by Budget Office	Date
_____	_____
Authorized by County Manager	Date
_____	_____

For Budget Use Only

Batch # _____

BA # _____

Batch Date _____

COOPER
CONSTRUCTION COMPANY, INC.

OFFICE 761 S. Allen Road, Flat Rock NC 28731
MAIL PO Box 806, Hendersonville NC 28793
PHONE (828) 692-7238 FAX (828) 696-9978
WEB www.cooperconst.com
NC LICENSE #4763
SC LICENSE #G12759

AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
MEDICAL
PROFESSIONAL

A THIRD GENERATION
FAMILY-OWNED
GENERAL CONTRACTOR

January 13, 2020

Henderson County Project Management
100 N. King Street, Suite 206
Hendersonville, NC 28792

Re: DSS 2nd Floor Expansion – Henderson Co Human Services Building

Mr. Thad Ninnemann,

We are pleased to present Cooper Construction Company's Construction Proposal for the DSS Offices to be located on the Second Floor of the Human Services Building, 1200 Spartanburg Highway, Hendersonville, NC.

Bid Documents as represented by this Construction Cost Proposal:
Architectural Shamburger Architectural Group dated 12.11.19
Mechanical Sims Group dated 12.20.19

Cooper Construction Company has competitively bid the Scope of Work to local Subcontracting firms and assembled the estimates as directed by your office as; Phase I, Phase II, Alternate 01 – Shower Room, Alternate 02 – Break Room and Alternate 03 – Operable Partition.

Cost in accordance with the Bid Documents:

Phase I	\$ 318,839.00
Phase II	\$ 166,044.00
Add Alternate 01	\$ 21,614.00
Add Alternate 02	\$ 4,205.00
Add Alternate 03	\$ 14,515.00

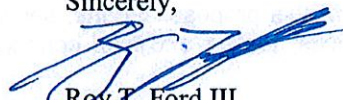
We have included a Construction Contingency of \$3,000.00 total for both Phases. Factors that may influence project costs are: any revisions made by you to the Bid Documents, local and state Building Code requirements.

Qualifications and Allowances are attached.

Upon your approval we will issue a Design/Build Contract formatted as per your directives as to how to proceed complete with 16 Division details and acceptance signature line.

Should you have any questions, please feel free to call at any time. Again, thank you for choosing Cooper Construction Company, Inc. as your Building Contractor. We look forward to working with you on this project.

Sincerely,


Roy T. Ford III
Vice President

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Henderson County Human Services
DSS 2nd Floor Expansion
Qualifications and Exclusions
1200 Spartanburg Highway
Hendersonville, NC

January 13, 2020

• QUALIFICATIONS

Refuse Dumpster to be located on concrete pad directly under window in Phase I
Openings (1) window will be removed and re-installed in Phase I for material access
Floor Finishes LVT is Armstrong Companion Premium Excellon
Floor Finishes Carpet is Richmond
Floor Finishes Vinyl Base is Roppe 700 Series
Equipment Appliances are by Owner

ALLOWANCES

Building Permits	Phase I & Phase II	\$ 3,700
Carpet	Richmond	\$ 33.00 SY
Operable Wall	Kwik-Wall Model 3010, STC 50	\$ 10,950
Ceramic Tiling	Alt 01 – Shower – wainscot	\$ 2,599
Ceramic Tiling	Alt 01 – Shower, floor	\$ 1,015
Toilet Accessories	Alt 01 – Shower	\$ 300
Cabinetry & Tops	Plastic Laminate Faced Cabinets	\$ 3,764
Cabinetry & Tops	Alt 02 – Break Room	\$ 995

EXCLUSIONS

Escalation and unforeseen tariffs, etc. are not included. The cost included in this proposal are based on current pricing and do not include any unknown or unforeseen cost increases charged by our suppliers and vendors.

Payment and performance bond.

Premium, weekend, 3rd shift or holiday hours are not included.

Owner's protective liability insurance.

Temporary water and electric cost will be provided by the owner.

Demolition & repairs related to any asbestos or lead paint abatement.

Interior, building, room or pylon signage is to be "by others".

In wall blocking for owner furnished equipment is excluded.

New windows or replacement of the existing office windows are excluded.

This proposal excludes any special type floor prep or sealers/coatings.

Painting of any steel / metal framing members (columns, girts, purlins, bracing, etc.) is excluded from this proposal.

All furniture or equipment is excluded from this proposal. Phone, security & cameras, PA, data wiring & back boards, conduit, devices, testing and final connections are to be "by others".