

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 18, 2020

SUBJECT: Hendersonville High School

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes
(1) GMP-3

SUMMARY OF REQUEST:

At the February 4, 2019 meeting of the Board of Commissioners, the Board approved a contract for PFA and LS3P to design and proceed with renovating Hendersonville High School. Vannoy Construction (Vannoy) is acting as the Construction Manager at Risk (CMR) for the project. Part of the CMR process is to provide a Guaranteed Maximum Price (GMP).

The approved schedule is for the school to be completed in time for the fall term of 2023. To meet the schedule, the architects have broken the project into three separate bid packages: GMP-1, GMP-2 and GMP-3, which together will form the final Guaranteed Maximum Price (GMP).

GMP-1 and GMP-2 have already been approved by the Board and GMP-3 is the contract for the remainder of the work on the High School project. Requests for proposals were properly advertised according to the North Carolina General Statutes, and bids were opened on February 12 and 18th. The total cost of the work is \$ 33,828,544. The final cumulative GMP total is \$50,970,717. This number is within the total approved budget.

BOARD ACTION REQUESTED:

Accept or decline Guaranteed Maximum Price - 3 and direct staff accordingly.

Suggested Motion(s):

I move to accept/decline the Guaranteed Maximum Price for the Hendersonville High School project.



March 12, 2020

Mr. John Mitchell
Henderson County
Business and Community Director
100 North King Street
Hendersonville, North Carolina 28792

Re: Henderson County
Hendersonville High School
GMP #3 – Early Structural/Site Package

Dear John,

Please find the Guaranteed Maximum Price (GMP) #3 for the Hendersonville High School project attached to this letter for your review and approval.

Balance of Construction as outlined by PFA/LS3P 100% Documents,
Dated 1/6/2020, Addendums 01 – 04, and Clarifications 01-03.

Guaranteed Maximum Price #3 Total **\$ 33,828,544.00**

*Total revised Contract Amount, combining GMP1, GMP2, and GMP3 totals **\$ 50,970,717.00**

This GMP #3 revises the forecasted total Project Cost to \$59,156,818.00, representing a (\$18,787.00) savings from the previous forecast of \$59,175,605.00.

A total of (38) thirty-eight bid packages were opened for these GMP's and, due to local sub outreach programs, just under 65% of the Direct Trades cost is from local vendors in the Henderson/Buncombe County Region. 99% of the Direct Trades cost is with vendors in North Carolina and South Carolina.

The following is a list of requested unit pricing rates, based on apparent low Trade bid forms that will be utilized to increase or decrease the Contract total based on the quantity specified to carry in the Contract Documents for each:

Unit Price No. 1 – unsuitable soils excavation	\$ 37.76/ CY
Unit Price No. 2 – mass rock excavation	\$ 64.73/ CY
Unit Price No. 3 – removal of spalling plaster	\$ 4.32/ SF
Unit Price No. 4 – repair of spalling plaster	TBD
Unit Price No. 5 – track/asphalt repair	\$ 70.12/ SY
Unit Price CR6 – trench rock excavation	\$ 269.70/ CY
Unit Price CR10 – removal/abate asbestos floor tile	\$ 2.43/ SF
Unit Price CR11 – removal/abate asbestos floor tile mastic	\$ 2.43/ SF
Unit Price CR12 – removal/abate asbestos window/brick caulk	\$ 21.58/ LF

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NC GENERAL CONTRACTORS LICENSE NO. 3810 (UNLIMITED)



Unit Price CR13 – removal/abate asbestos window glazing	\$ 21.58/ LF
Unit Price CR14 – lead paint removal (if above exposure limit)	\$ 86.30/ SF
Unit Price CR15 – Not Used	
Unit Price CR16 – soil conditioning (e.g. lime)	\$ 80.91/ CY

The following **Early Turnover Milestones** are included in the overall Baseline Schedule attached:

- Area C and D Early Turnover:
 - Construction start 07-JUN-20
 - Gym/Aux Gym TCO for 2021 Graduation 04-MAY-21
 - Owner/Arch Punchlist and Repairs 05-MAY-21 to 16-MAY-21
 - HCPS Refinish Gym Floors and Graduation 24-May-21 to 4-JUN-21
 - Balance of C Substantial Completion 16-JUL-21***
 - HCPS Occupy Area C 19-JUL-21 to 13-AUG-21

*** It is not yet determined what portions of D, and Parking Lot can be turned over with this early Milestone due to the complexity and extent of work associated with the underpinning of the Main Gym. Laydown area will be needed throughout the balance of the construction. Vannoy will expedite this as much as possible, and will define well in advance of turnover so HCPS can schedule moves accordingly.

- Balance of Addition (Areas A, B, and D balance) Early Turnover:
 - Owner/Arch Punchlist and Repairs 01-NOV-21 to 02-DEC-21
 - Balance of the Addition Substantially Complete 02-DEC-21
 - HCPS Occupy Balance of Addition 03-DEC-21 to 15-DEC-21

- Stillwell Auditorium
 - TCO for Spring Play 18-FEB-22
 - Owner/Arch Punch and Repairs 21-FEB-22 to 01-MAR-22
 - HCPS Occupy Stillwell Auditorium 02-MAR-22

- Stillwell Balance
 - TCO Balance 14-NOV-22
 - Owner/Arch Punchlist and Repairs 15-NOV-22 to 09-DEC-22
 - HCPS Occupy Stillwell Balance 10-DEC-22 to 03-JAN-23

- Courtyard Completion 19-JUL-23

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We are very excited to keep this Project moving forward, and have enjoyed working with Henderson County, Henderson County Public School Systems, and the Design Team (PFA/LS3P and WGLA) to bring this in within Budget. If you should have any comments or questions regarding this topic please direct to my attention at brian.walker@jrvannoy.com or my cell at 828-772-4711.

Sincerely,

Brian Walker
Vice President
Vannoy Construction

Enc.

Attch: Hendersonville High School - GMP #3

CC: David Berry – Henderson County
Maggie Carnevale – PFA Architects
Jaime Henderson – LS3P
Erin Renwick – Vannoy Construction
File

Hendersonville High School

Henderson County
Hendersonville, North Carolina



Executive Overview

March 11, 2020

March 11, 2020

Owner:

Henderson County
Hendersonville, North Carolina



Architect

LS3P
110 West North Street
Greenville, South Carolina 29601
(864) 233-4027



PFA Architects, PA
196 Coxe Avenue
Asheville, North Carolina 28801
(828) 254-1963



Contractor

Vannoy Construction
551 Brevard Road, Suite 111
Asheville, North Carolina 28806
(828) 575-1300



Building Type Breakdown

Enclosed Square Footage	180,468 sqft
New Construction	91,400 sqft
Stillwell Renovation	68,166 sqft
Gym Renovation	20,902 sqft

Total Project Budget Comparison

Approved Total Project Budget	\$59,175,605
Current Projected Total Project Costs (thru GMP#3)	<u>\$59,156,818</u>
Variance	(\$18,787)



Hendersonville High School
GMP #3
Hendersonville, North Carolina



Contact: Erin Renwick
Date: 3/11/2020
Total SF: 180,468

WORK TRADE DESCRIPTION:	GMP #1	GMP #2	GMP #3	TOTAL ESTIMATE (GMP #1 + GMP #2 + GMP #3)
1 GENERAL REQUIREMENTS		\$ 398,564	\$ 310,283	\$ 708,847
2 DEMOLITION/ABATEMENT		\$ 1,256,540	\$ 13,500	\$ 1,270,040
3 CONCRETE		\$ 2,915,845	\$ 57,525	\$ 2,973,370
4 PRECAST (NIC)			\$ -	\$ -
5 MASONRY		\$ 1,204,795	\$ 2,861,370	\$ 4,066,165
6 STRUCTURAL STEEL		\$ 2,708,398	\$ 8,131	\$ 2,716,529
7 ROUGH CARPENTRY/MILLWORK			\$ 479,485	\$ 479,485
8 WATERPROOFING & SEALANTS/EXPANSION CONTROL			\$ 977,719	\$ 977,719
9 EIFS/STUCCO (W/DRYWALL ASSEMBLIES)			\$ -	\$ -
10 METAL PANELS			\$ 492,044	\$ 492,044
11 ROOFING			\$ 820,676	\$ 820,676
12 FIREPROOFING (NIC)			\$ -	\$ -
13 DOORS, FRAMES & HARDWARE			\$ 812,946	\$ 812,946
14 OVERHEAD DOORS			\$ 124,740	\$ 124,740
15 GLASS & GLAZING			\$ 1,726,089	\$ 1,726,089
16 DRYWALL ASSEMBLIES	\$ 25,000		\$ 3,209,757	\$ 3,234,757
17 ACOUSTICAL TREATMENT (W/DRYWALL ASSEMBLIES)	\$ 10,000		\$ -	\$ 10,000
18 HARD TILING			\$ 493,090	\$ 493,090
19 WOOD FLOORING			\$ 132,915	\$ 132,915
20 RESILIENT FLOORING & CARPET	\$ 5,000		\$ 660,187	\$ 665,187
21 SPECIAL FLOORING (NIC)			\$ -	\$ -
22 PAINTING			\$ 407,625	\$ 407,625
23 TOILET PARTITIONS (W/MISC SPECIALTIES)			\$ -	\$ -
24 TOILET ACCESSORIES (W/MISC SPECIALTIES)			\$ -	\$ -
25 MISC. SPECIALTIES			\$ 638,277	\$ 638,277
26 SIGNAGE			\$ 93,687	\$ 93,687
27 RESIDENTIAL APPLIANCES			\$ 5,000	\$ 5,000
28 KITCHEN EQUIPMENT (NIC)			\$ -	\$ -
29 THEATRICAL EQUIPMENT (CURTAINS/VALANCES ONLY)			\$ 80,117	\$ 80,117
30 ATHLETIC EQUIPMENT			\$ 85,000	\$ 85,000
31 HOODS/LAB EQUIPMENT			\$ -	\$ -
32 WINDOW TREATMENTS			\$ 55,000	\$ 55,000
33 LABORATORY CASEWORK			\$ 118,351	\$ 118,351
34 SEATING-FIXED/MULTIPLE			\$ 223,300	\$ 223,300
35 FURNITURE (NIC)			\$ -	\$ -
36 PRESSBOX (EXISTING W/TRADES, NEW W/ALTERNATES)			\$ -	\$ -
37 ELEVATORS			\$ 490,500	\$ 490,500
38 FIRE PROTECTION			\$ 705,817	\$ 705,817
39 PLUMBING			\$ 2,468,442	\$ 2,468,442
40 HVAC & MECHANICAL SYSTEMS			\$ 4,866,985	\$ 4,866,985
41 ELECTRICAL	\$ 75,000	\$ 131,896	\$ 5,000,853	\$ 5,207,749
42 SITE WORK	\$ 603,000	\$ 4,383,412	\$ 100,501	\$ 5,086,913
43 SHORING			\$ -	\$ -
44 SPECIAL FOUNDATIONS			\$ -	\$ -
45 REPAVE OAKLAND STREET			\$ -	\$ -
46 SITE CONCRETE			\$ -	\$ -
47 SITE FURNISHINGS			\$ 1,000	\$ 1,000
48 FENCING & SECURITY			\$ 143,293	\$ 143,293
49 LANDSCAPING			\$ 109,833	\$ 109,833
50 SITE DOMESTIC WATER			\$ -	\$ -
51 SITE SANITARY SEWER			\$ -	\$ -
52 SITE STORM SEWER			\$ -	\$ -
53 NATURAL GAS			\$ -	\$ -
54 SITE ELECTRICAL SERVICE & COMMUNICATION			\$ -	\$ -
55 RELOCATE COURTYARD SEWER LINE	\$ 400,000		\$ -	\$ 400,000
56 RELOCATE 36" STORM LINE	\$ 50,000		\$ -	\$ 50,000
57 POST BID CHANGES LOG	\$ (38,165)		\$ (636,636)	\$ (674,800)
COST OF WORK	\$ 1,129,835	\$ 12,999,452	\$ 28,137,402	\$ 42,266,689
58 GENERAL CONDITIONS	\$ 54,564	\$ 1,253,843	\$ 2,059,371	\$ 3,367,778
59 LIABILITY INSURANCE	\$ 14,059	\$ 182,032	\$ 396,350	\$ 592,441
60 SUBCONTRACTOR DEFAULT INSURANCE	\$ 15,282	\$ 194,992	\$ 431,611	\$ 641,884
61 BUILDERS RISK	\$ 2,445	\$ 31,658	\$ 68,930	\$ 103,033
62 BOND/CORP GUARANTEE	\$ 11,614	\$ 150,374	\$ 327,419	\$ 489,407
CONSTRUCTION COST SUBTOTAL	\$ 1,227,799	\$ 14,812,350	\$ 31,421,083	\$ 47,461,232
63 CONTINGENCY-DESIGN	\$ -	\$ -	\$ -	\$ -
64 CONTINGENCY-STILLWELL GROUNDWATER ISSUES/UNKNOWN	\$ -	\$ -	\$ 200,000	\$ 200,000
65 CONTINGENCY-CONSTRUCTION	\$ 36,677	\$ 444,370	\$ 961,732	\$ 1,442,779
66 CM FEE	\$ 48,849	\$ 572,127	\$ 1,245,729	\$ 1,866,705
CONSTRUCTION COST TOTAL	\$ 1,313,325	\$ 15,828,847	\$ 33,828,544	\$ 50,970,717
67 ESCALATION				
ESTIMATED CONSTRUCTION COST TOTAL				\$ 50,970,717
Estimated Soft Costs				
Design Fees				\$2,415,000
Technical/Inspections & Fees - ALLOWANCE				\$600,000
ALLOWANCE #6 - ERRS				\$56,151
FFE & Technology - ALLOWANCE				\$3,057,141
Permit Fees				\$300,000
Electrical utility relocations				\$50,000
Design Contingency				\$0
Owner Contingency				\$1,466,247
Precon Fee				\$241,562
ESTIMATED TOTAL PROJECT BUDGET				\$59,156,818