

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 4, 2020

SUBJECT: Construction Manager at Risk Pre-Construction Contract

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes

1. Letter from Vannoy Construction April 14, 2020

SUMMARY OF REQUEST:

At the August 21st 2019 meeting of the Board of Commissioners, the Board approved a proposal for Clark Nexsen to design a new classroom building to be located on the campus of Blue Ridge Community College and renovate the existing Patton building. The construction budget for the proposed project is \$20,110,400.

Additionally, \$1,000,000 was allocated for a Police Officers Physical Abilities Test facility to be built as part of the project. Vannoy Construction was approved as the Construction Manager at Risk for the Project at the December meeting of the Board of Commissioners.

Vannoy Construction is proposing a fee of .06%, totaling \$126,600, for Pre-Construction Services for the project. This proposal is within the approved budget and timeline. A letter outlining their proposal is attached for the Board's approval.

BOARD ACTION REQUESTED:

Approve or reject Vannoy Constructions Pre-Construction Services Proposal for the Blue Ridge Community College project.

Suggested Motion(s):

I move that the Board approve the Pre-Construction Services Proposal for the Blue Ridge Community College project.



April 14, 2020

Mr. David Berry
Henderson County
100 N. King Street
Hendersonville, North Carolina 28792

Re: Henderson County
Henderson County BRCC Patton Building & POPAT
Pre-Construction Service Proposal

Mr. Berry;

All of us at Vannoy Construction are extremely excited with the opportunity to be a part of this unique, exciting and challenging project; we are ready to join the project team and meet all challenges and demands together! Pursuant to your request, this letter is to propose Pre-Construction phase services for the Henderson County Blue Ridge Community College Patton Building & POPAT Project; summary of the intended scope of work based on approximately 30,000 square feet renovation, 50,000 square feet addition, 5,000 square feet POPAT building, sitework and an approximate construction cost of \$21,100,000.00 is as follows:

Pre-Construction Phase Services

Pre-Construction – Goals and Objectives:

1. Develop a complete understanding of program goals and requirements.
2. Identify all Client expectations of the end product.
3. Review and confirm programming requirements and goals are maintained throughout design.
4. Develop a site utilization plan that maximizes construction efficiency all while minimizing disruption.
5. Engage the local community and maximize participation in the construction phase.
6. Maintain accountability at all times!

Pre-Construction Scope of Services:

1. Programming
 - a. Participate in design meetings with Owner and their consultants near the completion of the Programming phase (2 meetings)
 - b. Provide review and commentary on the proposed program
 - c. Provide commentary for building systems appropriate for construction for the region

2. Schematic Design



- a. Participate in design meetings with Owner and their consultants
 - b. Review Geo-technical report
 - c. Review constructability of building systems and site constraints
 - d. Prepare a project schedule to HC/BRCC's milestone dates
 - e. Review Architectural and Engineering space/system plans
 - f. Prepare conceptual site access/utilization layouts
 - g. Prepare conceptual cost estimate and reconciliation with Design Team's estimate
 - h. Present final preliminary constructability report for Henderson County's review
3. Design Development Phase
- a. Participate in design meetings with Owner and their consultants
 - b. Review constructability of building systems and site constraints
 - c. Revise SD project schedule to meet HC/BRCC's milestone dates
 - d. Review Architectural and Engineering space/system plans
 - e. Prepare conceptual cost estimate and reconciliation with Design Team's estimate
 - f. Update final preliminary constructability report for Henderson County's review
 - g. Value analysis study
4. Construction Document Phase
- a. Participate in design meetings with Owner and their consultants
 - b. Review constructability of building systems and site constraints
 - c. Revise DD project schedule to meet HC/BRCC's milestone dates.
 - d. Review Architectural and Engineering space/system plans
 - e. Present final constructability report for Henderson County's review
 - f. Prepare GMP at 95% CD completion
5. Guaranteed Maximum Price
- a. Provide GMP to Henderson County's for review.
 - b. Based on 100% Construction Documents Early Package and 95% Construction Documents building package
 - c. Will require a design completion contingency



6. Procurement/ Bid Process:

- a. Manage solicitation and pre-qualification process
- b. Release of all bidding information i.e. plans, specifications, schedule, addendum, etc
- c. Develop comprehensive bid packages.
- d. Create specific bid packages tailored for local involvement/ participation.
- e. Achieve and or exceed HC/BRCC's MWSBE participation goal.
- f. Oversee bid procedures during bid day.
- g. Prepare and deliver bid tabulation and estimate reconciliation.
- h. Provide award recommendations for each bid package.

Pre-Construction Service Proposal Fee

\$ 126,600.00

Sincerely,

Brian Walker
Vice President
Vannoy Construction Co., Inc

CC: File