

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: June 7, 2021
SUBJECT: Hendersonville High School Field
PRESENTER: John Mitchell, Business and Community Development Director
David Berry, Capital Projects Manager
ATTACHMENTS: (1) Proposal from PFA – Maggie Carnival

SUMMARY OF REQUEST:

At the Board’s direction, staff solicited a proposal from PFA to perform planning services for work associated with the Hendersonville High School turf field renovation.

The architecture firm will be available to discuss with the board the scope of work and timing of the project.

BOARD ACTION REQUESTED:

Accept/reject the proposal from PFA and direct staff accordingly.

Suggested Motion:

I move that Board accept the proposal from PFA.



May 26, 2021

Mr. David Berry
Capital Projects Manager
Henderson County
dberry@hendersoncountync.org
828-850-1046

Re: Henderson County Public Schools
Hendersonville High School
Architectural and Engineering Planning Services Proposal - Stadium Improvements

Dear David,

PFA Architects is honored to submit this proposal for planning services for the Hendersonville High School Stadium Improvements.

It is our understanding that the project will include the planning of a new artificial turf field to replace the grass football field, shifted approximately 15 yards to the south and centered within the track. Other issues that could be a concern include a new track (regulation, if possible), relocation of long jump and high jump areas and relocation of shot put and discus areas. The project may involve connecting the field, track, concessions, and existing bleachers with proper pedestrian access and expanding the home bleachers. There are additional challenges that come with an extremely difficult site are bound by existing City and NCDOT roads and sidewalks on 3 sides and existing buildings and courtyard grades on the fourth side.

We understand the County would like to complete the initial planning to develop an accurate scope and budget for this project. Based on this understanding, the services to be provided by the team including PFA and WGLA are outlined below:

- We will work with you to develop a schematic plan for the site to include a new configuration for the field and track along with access to the existing bleachers and concession areas.
- We will study the vehicular access to the stadium and plan for the school's and emergency services' needs.
- We will use the existing aerial photography, survey data and site exploration for this initial planning process.
- We will meet with you and the project team to review the preliminary concepts and to discuss options for the project.
- As a concept is selected, we will assist in developing a presentation that will include layouts and project budgets. Vannoy Construction will assist in the cost estimating.
- We will develop questions regarding decisions needed about the turf field and track. We will present questions and options for consideration to help guide the design process.
- We will meet with the City of Hendersonville planning staff to review the proposed plan.

Planning Services Fee proposed.....**\$22,000**

We believe this work is desired to be completed concurrently with the completion of the HHS renovation in August of 2022. Once a project scope is defined, the project is entitled, costs have been vetted, and Henderson County has granted approval to proceed through this scope of work, our team can propose a fee for full basic design services including civil and structural engineering, mechanical, electrical, and plumbing engineering and architectural design as needed. Depending on the complexity of the design and construction of the improvements, our team will work with the County and CMAR to establish a schedule for the design, permitting and construction of these facilities.

In the event the Owner contracts with the Designer for further architectural services related to the Project beyond this Agreement, the Designer will issue a full credit to the Owner in the amount of this fee to be applied toward the schematic design phase of the Project. The credit is contingent upon the utilization of the basis of the design completed as a result of this Agreement. Major changes associated with the Project during the schematic design phase, prompted by the Owner or County, will be tracked on an hourly basis, and deducted from the credit.

Optional Additional Services and Special Consultants not included in Basic Services but may be provided for additional fee:

- Architectural or Engineering Basic Services Design
- Outsourced Professional Renderings other than computer generated by PFA Architects.
- Special Consultants outside of the services consultants listed in this outline.
- Bidding and Consulting
- Offsite Improvements, including off-campus utility relocation & routing.
- Environmental Assessments / Environmental Impact Statements/Flood Studies
- Road improvements design during or post construction activities
- Traffic Impact Analysis - Pre-project and post-project traffic studies, Traffic Analysis as requested by NCDOT.
- Work related to design of pedestrian crossings or reconfiguration of traffic lanes at adjacent streets
- City of Hendersonville planning approval other than at the staff level.
- Surveying, topographical or for utilities - exploration/scoping of existing utility lines
- Soils/Geotechnical Investigations and Testing
- Hazardous Material Testing, Analysis, Documentation and Abatement
- Stream/Wetland/Impact Studies and Mitigation, Environmental delineation or permitting.
- Public water or sewer extensions
- Permitting and review fees
- Fast tracking of the project schedule by Owner or CMAR
- Cost Estimates (We anticipate Vannoy Construction will perform preliminary cost estimates on resulting concept)
- No variance requests or conditional zoning are included in this scope of services.
- Services for tasks other than those specifically detailed above are not included in the above fees.

Reimbursable Expenses:

- Fees paid for securing approval of authorities having jurisdiction over the Project shall be considered Reimbursable Expense.
- Included in Basic Services is 2 sets of Record Drawing Documents. Any additional sets of drawings will be made available to the Owner at cost of production/printing.
- Expense of reproduction documents prior to bidding/construction and the expense of reproduction including postage and handling of bid/construction documents shall be considered Reimbursable Expenses.

- Expense of overtime work of Architect or its sub-consultants requiring higher than
- Services to provide renderings, models or mock-ups requested by the Owner shall be Additional Services.

2021 PFA Architects Hourly Bill-Out Rates (Subject to Change on an Annual Basis):

Principal in Charge	\$180.00/hr.
Project Architect	\$140.00/hr.
Design Staff	\$115.00/hr.
Interior Designer	\$105.00/hr.
Administrative Staff	\$100.00/hr.

PFA Architects values our relationship with Henderson County. Thank you for the confidence in our team, and we look forward to greatly improving the stadium at Hendersonville High School to accompany the campus revitalization. We welcome the opportunity to further discuss any questions you may have.

Sincerely,



Maggie Carnevale
PFA Architects, PA
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Accepted by:



Date:

PFA Architects 5/26/2021
