

## REQUEST FOR BOARD ACTION

### HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** September 5, 2023

**SUBJECT:** **Agreement with James R. Vannoy and Sons Construction, Inc  
Solid Waste: Third Transfer Station Bay**

**PRESENTER:** Marcus Jones, P. E.  
County Engineer

**ATTACHMENTS:** Yes  
1. Proposal

#### **SUMMARY OF REQUEST:**

During the August 3, 2023, meeting, the Board selected of James R. Vannoy and Sons Construction, Inc (Vannoy) as the most qualified responding Construction Manager at Risk firm for the subject project. In turn, staff has negotiated a proposed agreement with Vannoy for \$37,875, attached, for the Board's consideration. This proposed amount is 0.45% of estimate construction cost and consistent with previous agreements with Vannoy and other CMR firms.

Should the Board approve the proposal, staff will generate an AIA contract consistent with the previous CMR contracts.

**BOARD ACTION REQUESTED:** Authorize the County Engineer to develop and execute a CMR contract with James R. Vannoy and Sons Construction, Inc based on their proposal of \$37,875.

#### **Suggested Motion:**

*I move that the Board authorize the County Engineer to develop and execute a CMR contract with James R. Vannoy and Sons Construction, Inc based on their proposal of \$37,875.*



August 17, 2023

Mr. Marcus Jones  
Henderson County  
Director of Engineering & Facility Services  
100 North King Street  
Hendersonville, NC 28792

Re: Henderson County  
Transfer Station 3<sup>rd</sup> Bay Project & Tipping Floor Replacement  
Pre-Construction Service Proposal

Mr. Jones,

All of us at Vannoy Construction are extremely excited with the opportunity to be a part of this unique and exciting project; we are ready to join the project team and meet all challenges and demands together! This letter is to propose pre-construction phase services for the Henderson County Transfer Station 3<sup>rd</sup> Bay Project & Tipping Floor Replacement with a provided construction budget of \$8.5 million; summary of the intended scope of the work based demolition, site-work, construction of the 3<sup>rd</sup> bay and roadways as well as the replacement of the bay #1 floor:

1. Design Development Phase (60% Drawings)

- a. Participate in design meetings with Owner and their consultants
- b. Review constructability of building systems and site constraints
- c. Review Architectural and Engineering space/system plans
- d. Prepare conceptual cost estimate
- e. Provide and manage pre-construction schedule
- f. Value analysis study
- g. Engage major trade contractors

2. Construction Document Phase (100% Drawings)

- a. Participate in design meetings with Owner and their consultants
- b. Review constructability of building systems and site constraints
- c. Develop a site utilization plan that maximizes construction efficiency while minimizes disruption.
- d. Provide and manage project schedule to meet project milestones

[www.jrvannoy.com](http://www.jrvannoy.com)

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3. Procurement/ Bid Process:

- a. Manage solicitation and pre-qualification process
- b. Engage the local community and maximize participation in the construction phase
- c. Release of all bidding information i.e. plans, specifications, schedule, addendum, etc
- d. Develop comprehensive bid packages.
- e. Create specific bid packages tailored for local involvement/ participation.
- f. Oversee bid procedures during bid day.
- g. Prepare and deliver bid tabulation and estimate reconciliation.
- h. Assemble and provide final GMP
- i. Provide award recommendations for each bid package.

**Pre-Construction Service Proposal Fee:** **\$ 33,525.00**

**ADD Alternate – Provide private utility locate of area of disturbance:** **\$ 4,350.00**

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lance Haney', is written over a long horizontal line.

Lance Haney  
Project Manager  
Vannoy Construction

CC: Brian Walker  
File