REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE:	September 20, 2023					
SUBJECT:	Construction Projects Update					
PRESENTER:	Bryan Rhodes, Capital Projects Construction Manager Chris Todd, Business and Community Relations Director					
ATTACHMENTS:	 YES 1.) PowerPoint 2.) Cover Letter from Vannoy Construction 3.) GMP #1 for Upward Elementary 4.) General Conditions Overview for Upward Elementary 					

SUMMARY OF REQUEST:

Bryan Rhodes and Chris Todd will provide the Board of Commissioners with an update on construction projects around Henderson County.

This monthly report is a review of the scope and statuses of assigned construction management responsibilities and includes specific updates in regard to County funded construction activities.

As part of the update Mr. Todd will overview the Upward Elementary building renovation guaranteed maximum price (GMP) #1. The total cost of the work is \$163,586.00 for GMP #1 which will cover the secure entry portion of the project. This number is within the total approved budget.

BOARD ACTION REQUESTED:

The Board is requested to accept the Guaranteed Maximum Price #1 and direct staff to continue the project.

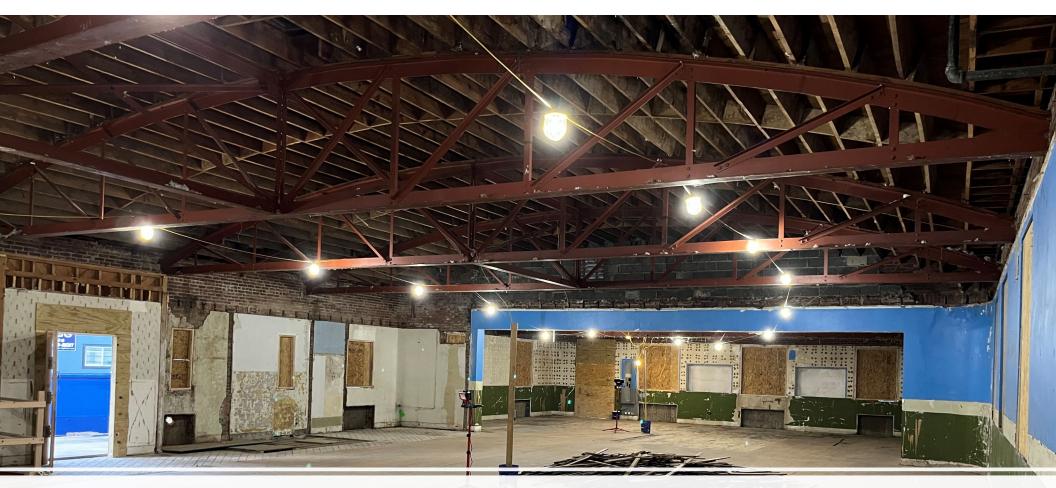
Suggested Motion:

I move the Board accept the Guaranteed Maximum Price #1, *direct staff to continue the project.*

Construction Manager's Update

9/20/23

HC Capital Projects



HC Veteran Services Office



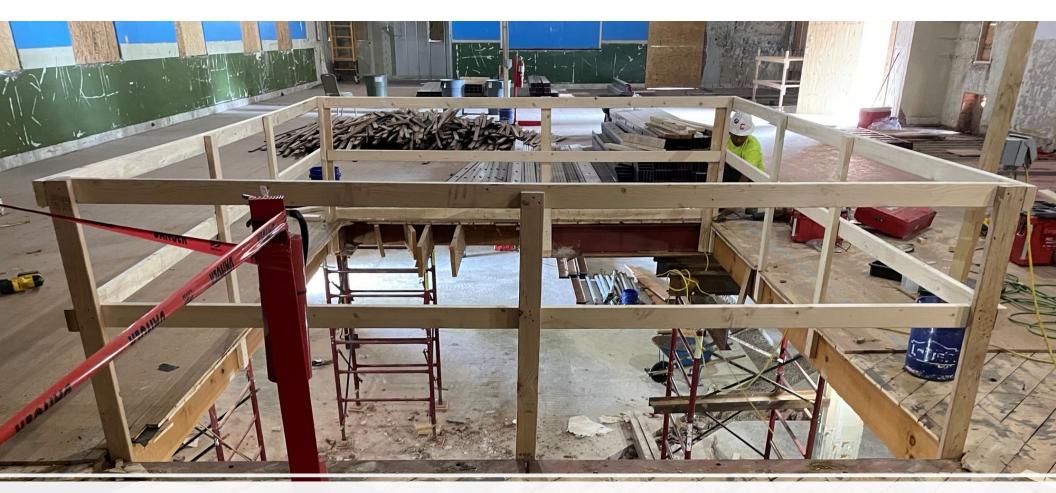


HC Veteran Services Office



HC Veterans Services Office





HC Veteran Services Office





HC Veterans Services Office



BRCC MRTS Projects

FY 22-23 BRCC MRTS

- Patton Building Roof Replacement AAR has completed the job. We have done the initial punch list walk, and the job should be complete by the end of the month.
- **TEDC Chiller #2** Last update on the Chiller ship date was 10/31/23.
- Spearman LED Replacement JEC's backordered safety cages have arrived. The project is scheduled to be complete by the end of the month.
- Duck Pond Privacy Fence Greybeard Fencing has completed the fencing and we have completed the punch list. They have ordered the extra privacy slats, to replace the damaged ones that were installed.

FY 23-24 BRCC MRTS

We have 30 projects that are under contract or completed to date, of the 55 BOC approved project list, for Blue Ridge Community College. I will not list them all for the time's sake, but all are tracking good; on time and under budget!

HCPS MRTS Projects

HCPS MRTS Projects

West Henderson High Reno and Addition

- LS3P is about 50% of the way through the Construction Documents phase of the project.
- Carolina Specialties is waiting on LS3P to complete their Construction Document deliverable. At that point, they will begin the bid process, and working on compiling numbers to present a Guaranteed Maximum Price.

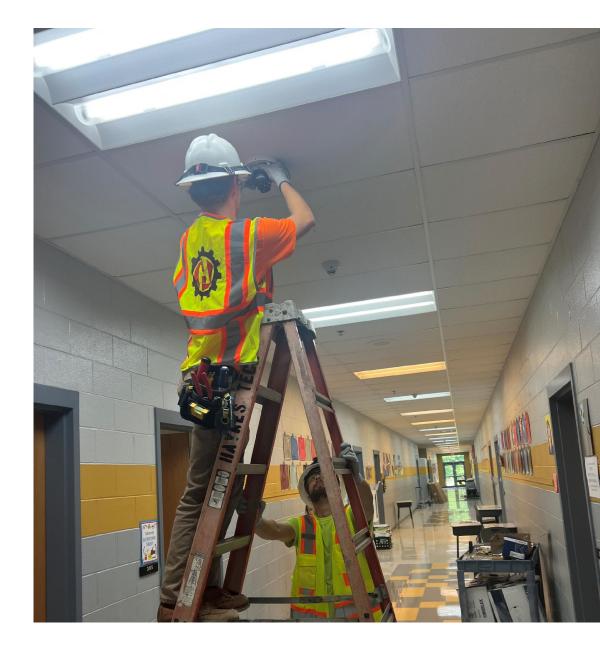
FY 23-24 HCPS MRTS

- Gutters and Downspouts Project

 Mark Lusk Architecture is contracted for the design work and the RFP is posted now.
- Various Roofing
 - Mark Lusk Architecture is contracted for the design work and the RFP is posted now.
- Atkinson HVAC Upgrade
 - Staff is working to contract with Sims Group Engineering and to finalize the scope of work for the project.

HCPS MRTS Security Cameras

Haynes Technologies is still working to complete this 2phase project. They had to work through a few warranty issues with hard drives, which delayed them a couple of weeks. They are at Atkinson now, the final school, and should be complete by the October mid-month meeting.



HCPS MRTS Projects

Upward Elementary Cafeteria Renovation and Secure Entry

- Clark Nexsen Architecture has delivered their 100% Construction Documents for the Secure Vestibule and are working on their CD deliverable for the Cafeteria Addition/Sitework.
- Vannoy is presenting GMP #1 today, for the Secure Vestibule, to expedite the schedule.
- GMP #1 is for \$163,586

Construction Manager's Update

Any Questions?



September 8, 2023

Mr. Bryan Rhodes Henderson County Capital Projects Construction Manager 100 North King Street Hendersonville, North Carolina 28792

Re: Henderson County Upward Elementary GMP #1 – Security Vestibule

Dear Bryan,

Please find the Guaranteed Maximum Price (GMP) #1 for the Upward Elementary – Security Vestibule project attached to this letter for your review and approval.

Renovations to the security vestibule as outlined by Clark Nexsen Construction Documents dated 7/723 and Revision 1 dated 7/25/23. Guaranteed Maximum Price #1 Total

\$ 163,586.00

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 (Clark Nexsen) to bring this in within Budget. If you should have any comments or questions regarding this topic please direct to my attention at lance.haney@jrvannoy.com or my cell at 828-707-6285.

Sincerely,

Lance Haney Project Manager Vannoy Construction

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Attch: HC – Upward Elementary – GMP #1
CC: David Lancor – Clark Nexsen Jay McCusker – Clark Nexsen Jim Downing – Vannoy Construction Erin Renwick – Vannoy Construction Brian Walker – Vannoy Construction File

<u>www.jrvannoy.com</u> 1500 Ridgefield Blvd Asheville, NC 28806 **OFFICE** 828-575-1300 **FAX** 828-575-1374 NC GENERAL CONTRACTORS LICENSE NO. 3810 (UNLIMITED)



Upward Elementary Security & Cafeteria Expansion Flat Rock, NC 100% CDs Security

Contact Lan

Date

Lance Haney 9/7/2023

	WORK TRADE:		
02 41	Demolition	Se	curity Vestibule
03 00	Concrete	\$	
04 00	Masonry	\$	9,250
05 10	Structural Steel		9,250
05 50	Miscellaneous Metals (w/Steel)	\$	
06 10	General Trades	\$	0.400
06 40	Finish Carpentry & Casework	Ş	9,488
07 10	Waterproofing and Joint Sealants		
07 44	Exterior Siding		
07 50	Roofing		
07 81	Applied Fireproofing and Firestopping		
08 10	Doors, Frames and Hardware	*	20.242
08 40	Glass and Glazing	\$	30,342
08 91	Louvers	\$	9,155
09 25	Gypsum Board Assemblies	<u> </u>	20.002
09 30	Tiling	\$	28,962
09 50	Ceilings (w/Gypsum Board)		
09 65	Resilient Flooring and Carpeting	*	
09 91	Painting and Coatings	\$	5,610
10 20	Specialties & Signage	\$	5,425
10 20	Awnings and Canopies		
11 00	Equipment and Appliances		
12 20	Window Treatments		
14 20	Elevators		
21 00			
22 00	Fire Suppression Systems		
23 00	Plumbing Systems	\$	
26 00	Mechanical Systems		
	Electrical Systems	\$	13,565
31 00	Sitework		
32 90	Landscaping & Irrigation Sub Default Insurance		
	· · · · · · · · · · · · · · · · · · ·	\$	1,662
	Building Permit Fees SUBTOTAL	\$	1,146
		\$	114,604
	General Conditions	\$	22,350
	General Liability	\$	1,881
	Builders Risk Insurance	\$	622
	P&P Bond	\$	1,636
	CM Contingency	\$	14,723
	Design/Excalation Contingency		
	SUBTOTAL	\$	155,816
	Fee (4.75%)	\$	7,770
	TOTAL	\$	163,586



Henderson County Upward Elementary - Security Vestibule GMP #1 **General Conditions**

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Code Description	Qty	Unit	Labor	Material Sub	Equip	Labor	Material	Sub	Equip	Item Total
GENERAL CONDITIONS			an and a state of the second	i ni kana kana kana kana kana kana kana					Sector Market and	
	and the second second second									
I. Staffing Rates					(e)					
General Superintendent		hrs	155.00			-	-	-		.
Project Superintendent Assistant Superintendent	0.00	hrs	125.00			-	-	-::		-
Safety Officer	160.00	hrs	92.00			14,720.00		•	-	14,720.00
Sr. Project Manager	0.00	hrs	130.00			•	×			-
Project Manager	0.00 10.00	hrs hrs	140.00				18. 18.	-	•	-
Assistant Project Manager	40.00	hrs	125.00 92.00			1,250.00		-	-	1,250.00
Project Engineer	0.00	hrs	90.00			3,680.00	-		-	3,680.00
Project Executive	0.00	hrs	145.00			· ·	-			
Principle in Charge	0.00	hrs	160.00				-			-
Office Support - Clerical, Accounting, Safety		mo	4,500.00							-
Subtotal						19,650.00				- 19,650.00
II. Staff Support										,
Staffing Vehicles, Computers, Cell Phones	000	1.0								
Per Diem expense (living in Lenoir)	200	hrs hrs		13.50		•	-	2,700.00		2,700.00
Subtotal	U	1115		4.38		•	-	-) 	•
oub.out						•	•	2,700.00	-	2,700.00
GENERAL CONDITIONS	and a prior of the second		in the second second second second second	and a special specific second specific second	NAMES OF TAXABLE	Labor	Material	Sub	Equip	Item Total
							and a state of the		Editoria	nem Total
					TOTAL	19,650.00		2,700.00	MARINE - LA	22,350.00

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