

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 2-phase 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 7/7/23 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,

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

Lance Haney
Project Manager
Vannoy Construction

Enc.

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

www.jrvannoy.com

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
 Date

Lance Haney
 9/7/2023

WORK TRADE:		Security Vestibule
02 41	Demolition	
03 00	Concrete	\$ -
04 00	Masonry	\$ 9,250
05 10	Structural Steel	\$ -
05 50	Miscellaneous Metals (w/Steel)	
06 10	General Trades	\$ 9,488
06 40	Finish Carpentry & Casework	
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	\$ 30,342
08 40	Glass and Glazing	\$ 9,155
08 91	Louvers	
09 25	Gypsum Board Assemblies	\$ 28,962
09 30	Tiling	
09 50	Ceilings (w/Gypsum Board)	
09 65	Resilient Flooring and Carpeting	\$ 5,610
09 91	Painting and Coatings	\$ 5,425
10 20	Specialties & Signage	
10 73	Awnings and Canopies	
11 00	Equipment and Appliances	
12 20	Window Treatments	
14 20	Elevators	
21 00	Fire Suppression Systems	
22 00	Plumbing Systems	\$ -
23 00	Mechanical Systems	
26 00	Electrical Systems	\$ 13,565
31 00	Sitework	
32 90	Landscaping & Irrigation	
	Sub Default Insurance	\$ 1,662
	Building Permit Fees	\$ 1,146
	SUBTOTAL	\$ 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

Code	Description	Qty	Unit	Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	Item Total
GENERAL CONDITIONS												
I. Staffing Rates												
	General Superintendent		hrs	155.00				-	-	-	-	-
	Project Superintendent	0.00	hrs	125.00				-	-	-	-	-
	Assistant Superintendent	160.00	hrs	92.00				14,720.00	-	-	-	14,720.00
	Safety Officer	0.00	hrs	130.00				-	-	-	-	-
	Sr. Project Manager	0.00	hrs	140.00				-	-	-	-	-
	Project Manager	10.00	hrs	125.00				1,250.00	-	-	-	1,250.00
	Assistant Project Manager	40.00	hrs	92.00				3,680.00	-	-	-	3,680.00
	Project Engineer	0.00	hrs	90.00				-	-	-	-	-
	Project Executive	0.00	hrs	145.00				-	-	-	-	-
	Principle in Charge	0.00	hrs	160.00				-	-	-	-	-
	Office Support - Clerical, Accounting, Safety	0.00	hrs	160.00				-	-	-	-	-
	Subtotal		mo	4,500.00				19,650.00	-	-	-	19,650.00
II. Staff Support												
	Staffing Vehicles, Computers, Cell Phones	200	hrs			13.50		-	-	2,700.00	-	2,700.00
	Per Diem expense (living in Lenoir)	0	hrs			4.38		-	-	-	-	-
	Subtotal							-	-	2,700.00	-	2,700.00
GENERAL CONDITIONS												
								Labor	Material	Sub	Equip	Item Total
	TOTAL							19,650.00	-	2,700.00	-	22,350.00