

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: January 2, 2024

SUBJECT: Vannoy Construction's GMP #2 Proposal, for HCPS Upward Elementary Addition and Renovation Project

PRESENTER: Bryan Rhodes, Capital Projects Construction Manager

ATTACHMENTS: YES

- 1.) GMP #2 for Upward Elementary
- 2.) Upward Elementary Budget Summary Sheet

SUMMARY OF REQUEST:

The Board is requested to approve GMP #2 from Vannoy Construction and authorize staff to proceed to Contract for CMR Services, for the HCPS Upward Elementary Project.

The proposal received from Vannoy Construction, is for a price of \$2,142,414.00, for GMP #2, Upward Elementary Cafeteria Expansion and Secure Entries.

BOARD ACTION REQUESTED:

The Board is requested to accept the Guaranteed Maximum Price #2 and direct staff to continue the project.

Suggested Motion:

I move the Henderson County Board of Commissioners accept the Guaranteed Maximum Price #2, and direct staff to continue the project until completion.



December 15, 2023

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

Re: Henderson County
Upward Elementary
GMP #2 – Cafeteria Addition

Dear Bryan,

Please find the Guaranteed Maximum Price (GMP) #2 for the Upward Elementary – Cafeteria Addition project attached to this letter for your review and approval.

Cafeteria Addition as outlined by Clark Nexsen
Construction Documents dated 10/20/2023, Revision 1 dated 11/7/23 & WGLA Construction Documents dated 1/6/2023

Guaranteed Maximum Price #2 Total	\$ 2,142,414.00
*Total revised contract amount, combining GMP #1 & GMP #2	\$ 2,306,001.00

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

Enc.

Attch: HC – Upward Elementary – GMP #2
CC: Brian Cotton – Henderson County
David Lancor – Clark Nexsen
Jay McCusker – Clark Nexsen
Jim Downing – Vannoy Construction
Erin Renwick – Vannoy Construction
Brian Walker – Vannoy Construction

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 (including Alternates 1, 2 & 3)

Contact Lance Haney
 Date 12/15/2023
 Square Footage 5,076

WORK TRADE:	Security Vestibule	Cafeteria Expansion	TOTAL:
02 20 Sitework		\$ 758,553	\$ 758,553
02 70 Demolition		\$ 20,277	\$ 20,277
03 00 Concrete	\$ -	\$ 47,000	\$ 47,000
04 00 Masonry	\$ 9,250	\$ 69,666	\$ 78,916
05 00 Structural Steel	\$ -	\$ 95,424	\$ 95,424
06 10 General Trades	\$ 9,488	\$ 53,560	\$ 63,048
06 40 Finish Carpentry & Casework		\$ 10,000	\$ 10,000
07 90 Waterproofing and Joint Sealants		\$ 40,500	\$ 40,500
07 44 Exterior Siding - <i>NIC</i>		\$ -	\$ -
07 50 Roofing		\$ 69,982	\$ 69,982
07 80 Spray Fireproofing		\$ 18,000	\$ 18,000
08 10 Doors, Frames and Hardware	\$ 30,342		\$ 30,342
08 40 Glass and Glazing	\$ 9,155	\$ 29,945	\$ 39,100
08 91 Louvers - <i>NIC</i>			\$ -
09 20 Metal Studs, Insulation, Drywall, ACT	\$ 28,962	\$ 69,604	\$ 98,566
09 30 Tiling - <i>NIC</i>			\$ -
09 65 Resilient Flooring and Carpeting	\$ 5,610	\$ 15,025	\$ 20,635
09 90 Painting and Coatings	\$ 5,425	\$ 14,000	\$ 19,425
10 20 Specialties & Signage		\$ 1,450	\$ 1,450
10 73 Walkway Covers		\$ 50,000	\$ 50,000
11 00 Equipment and Appliances - <i>NIC</i>			\$ -
12 20 Window Treatments - <i>NIC</i>			\$ -
14 20 Elevators - <i>NIC</i>			\$ -
21 00 Fire Suppression Systems - <i>NIC</i>			\$ -
22 00 Plumbing Systems	\$ -	\$ 34,500	\$ 34,500
23 00 Mechanical Systems		\$ 142,608	\$ 142,608
26 00 Electrical Systems	\$ 13,565	\$ 58,750	\$ 72,315
32 90 Landscaping & Irrigation - <i>NIC</i>			\$ -
Sub Default Insurance	\$ 1,662	\$ 23,888	\$ 25,550
Building Permit Fees	\$ 1,146	\$ 24,712	\$ 25,858
SUBTOTAL	\$ 114,604	\$ 1,647,443	\$ 1,762,048
General Conditions	\$ 22,350	\$ 201,040	\$ 223,390
General Liability	\$ 1,881	\$ 24,638	\$ 26,519
Builders Risk Insurance - <i>By Vannoy</i>	\$ 622	\$ 8,141	\$ 8,763
P&P Bond	\$ 1,636	\$ 21,424	\$ 23,060
CM Contingency	\$ 14,723	\$ 88,540	\$ 103,262
Escalation Contingency	\$ -	\$ 49,423	\$ 49,423
SUBTOTAL	\$ 155,816	\$ 2,040,650	\$ 2,196,466
Fee	\$ 7,770	\$ 101,765	\$ 109,535
TOTAL	\$ 163,586	\$ 2,142,414	\$ 2,306,001

Alternates

ALTERNATES:		
1	Walkway Covers	Included in Above
2	Paint Underside of Canopy	Included in Above
3	Parking Lot Alternate	Included in Above
TOTAL (w/Security, Cafeteria Expansion & Alternates)		\$ 2,306,001



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

Contact Lance Haney
 Date 12/15/2023
 Square Footage 5,080

WORK TRADE:	Design Development Estimate	100% Construction Document GMP	VARIANCE:
02 20 Sitework	\$ 383,622	\$ 477,490	\$ 93,868
02 70 Demolition	\$ 45,000	\$ 20,277	\$ (24,723)
03 00 Concrete	\$ 70,465	\$ 47,000	\$ (23,465)
04 00 Masonry	\$ 98,250	\$ 78,916	\$ (19,334)
05 00 Structural Steel	\$ 87,016	\$ 95,424	\$ 8,408
06 10 General Trades	\$ 56,576	\$ 53,106	\$ (3,470)
06 40 Finish Carpentry & Casework	\$ 1,000	\$ 10,000	\$ 9,000
07 90 Waterproofing and Joint Sealants	\$ 58,599	\$ 40,500	\$ (18,099)
07 44 Exterior Siding - NIC		\$ -	\$ -
07 50 Roofing	\$ 87,086	\$ 69,982	\$ (17,104)
07 80 Spray Fireproofing	\$ 10,500	\$ 18,000	\$ 7,500
08 10 Doors, Frames and Hardware	\$ 30,342	\$ 30,342	\$ -
08 40 Glass and Glazing	\$ 19,855	\$ 39,100	\$ 19,245
08 91 Louvers - NIC		\$ -	\$ -
09 20 Metal Studs, Insulation, Drywall, ACT	\$ 127,753	\$ 98,566	\$ (29,188)
09 30 Tiling - NIC		\$ -	\$ -
09 65 Resilient Flooring and Carpeting	\$ -	\$ 20,635	\$ 20,635
09 90 Painting and Coatings	\$ 19,762	\$ 14,225	\$ (5,537)
10 20 Specialties & Signage	\$ 18,976	\$ 1,450	\$ (17,526)
10 73 Walkway Covers	\$ 1,450	\$ -	\$ (1,450)
11 00 Equipment and Appliances - NIC		\$ -	\$ -
12 20 Window Treatments - NIC		\$ -	\$ -
14 20 Elevators - NIC		\$ -	\$ -
21 00 Fire Suppression Systems - NIC		\$ -	\$ -
22 00 Plumbing Systems	\$ 36,250	\$ 34,500	\$ (1,750)
23 00 Mechanical Systems	\$ 183,227	\$ 142,608	\$ (40,620)
26 00 Electrical Systems	\$ 89,565	\$ 72,315	\$ (17,250)
32 90 Landscaping & Irrigation - NIC		\$ -	\$ -
Sub Default Insurance	\$ 28,973	\$ 20,377	\$ (8,596)
Building Permit Fees	\$ 19,981	\$ 20,507	\$ 526
SUBTOTAL	\$ 1,474,247.00	\$ 1,405,319	\$ (68,928)
General Conditions	\$ 224,725	\$ 223,390	\$ (1,335)
General Liability	\$ 23,542	\$ 21,946	\$ (1,596)
Builders Risk Insurance - <i>By Vannoy</i>	\$ 7,779	\$ 7,252	\$ (527)
P&P Bond	\$ 20,471	\$ 19,083	\$ (1,388)
CM Contingency	\$ 108,899	\$ 101,959	\$ (6,940)
Design/Escalation Contingency	\$ 94,176	\$ 38,721	\$ (55,455)
SUBTOTAL	\$ 1,953,839	\$ 1,817,671	\$ (136,168)
Fee	\$ 93,270	\$ 90,645	\$ (2,625)
			\$ -
TOTAL	\$ 2,047,109	\$ 1,908,316	\$ (138,793)

Alternates

ALTERNATES:				
1	Walkway Covers	Not budgetted previously	\$ 60,000	\$ 60,000
2	Paint Underside of Canopy	\$ 7,500	\$ 6,760	\$ (740)
3	Parking Lot Alternate	\$ 394,529	\$ 330,925	\$ (63,604)
	SUB TOTAL (w/Security, Cafeteria Expansion & Alternates 1, 2 & 3)	\$ 2,449,138	\$ 2,306,001	\$ (143,137)



Upward Elementary Security & Cafeteria Expansion

Flat Rock, NC

100% CDs (including Alternates 1, 2 & 3)

Clarifications

General

- These clarifications pertain to the Cafeteria Addition (GMP#2) only. Clarifications for the security vestibule (GMP#1) were provided previously.
- Pricing for the Cafeteria is based on the construction documents entitled 'Upward Road Elementary School - Cafeteria' dated 10/20/2023 from Clark Nexsen & RMF Engineering dated 10/20/2023.
- Pricing for site work is based on documents from WGLA Engineering dated 1/6/2020
- Tap & Impact Fees are not included.
- We have included \$ 24,712 for Building Permit Fees.
- Pricing is based on a (6) month duration for the cafeteria work. A more detailed project schedule will be provided when the permit and lead times are confirmed.
- The current Design & Preconstruction Contract of \$18,700 is not included.
- A Contractor Contingency of \$ 88,540 is included.
- Builder's Risk by Vannoy is included.
- We have included a Payment & Performance Bond.
- No 3rd party Construction Material or Special Inspector fees.
- No unsuitable or hazardous materials removal, disposal or replacement costs.
- We have not included any relocations of existing utilities in the Courtyard, as we understand these have been previously located and they are not going to be in the way of the construction.

- It is understood that no geotechnical data will be provided prior to construction. Any geotechnical issues will be addressed at the time of construction.
- No Owner/Design contingency is included.
- An escalation contingency of \$ 49,423 has been included.
- GMP Proposal is based on full access and normal, daytime working hours.
- LEED or any other sustainability certifications are not included.
- All (3) alternates have been accepted. Cost is included in the GMP.

Demolition

-

Demolition contractor will salvage the existing standing seam canopy for re-use.

Concrete

- We have included termite treatment.



Upward Elementary Security & Cafeteria Expansion

Flat Rock, NC

100% CDs (including Alternates 1, 2 & 3)

Clarifications

Masonry

- Mason will attempt to match existing brick/CMU but cannot guarantee it will be an exact match

Structural Steel

Finish Carpentry & Casework

- We have included a \$ 10,000 allowance for wood trim at the window returns.

Waterproofing and Joint Sealants

- Expansion joints at roof and walls are included. No floor expansion joints have been included
- Mineral wool is included to satisfy the requirement for insulation-filled membrane compression joint shown on detail D1/AE311.

Exterior Siding - NIC

Roofing

- We are not responsible for warranty items on existing roof. Roofing contractor will confirm the work involved in this project will not risk the existing warranty on the existing roof.
- It is the intent to re-use existing standing seam canopy for re-work areas at new building exterior walls

Spray Fireproofing

Doors, Frames and Hardware

- No doors or door hardware are included

Glass and Glazing

- Windows are included as described in Addendum #2

Metal Studs, Insulation, Drywall, ACT

Tiling - NIC

Resilient Flooring and Carpeting

- VCT is included as the base bid for the cafeteria addition



Upward Elementary Security & Cafeteria Expansion

Flat Rock, NC

100% CDs (including Alternates 1, 2 & 3)

Clarifications

- Flooring replacement in the existing space is not included.

Painting and Coatings

- No painting of existing space is included

Specialties & Signage

- New fire extinguisher cabinet and code required signage are the only items included

Equipment and Appliances - NIC

Window Treatments (NIC)

Elevators - NIC

Fire Suppression Systems - NIC

Plumbing Systems

- Roof drains, downspout nozzles and roof drain piping are included

Mechanical Systems

- Integration into the existing iWorks BAS is included. No new control panels are included

Electrical Systems

- No lighting controls are included. Occupancy sensors are will be included for new lighting.
- No new lighting in the existing space is included
- Raceways for WAPs and cameras are included

Sitework

- A \$40,000 allowance is included for the replacement of unsuitable soils

Landscaping & Irrigation - NIC



Upward Elementary Security & Cafeteria Expansion

100% CDs (including Alternates 1, 2 & 3)

12/15/2023

Alternates

#:	Description:	Add/Deduct:	Value:
1 -	Walkway Covers	Add	\$ 60,000
2 -	Paint Underside of Canopy	Add	\$ 6,760
3 -	Parking Lot Alternate	Add	\$ 330,925



Henderson County
 Upward Elementary - Cafeteria Addition
 GMP #2
 General Conditions

Code	Description	Qty	Unit	Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	Item Total
GENERAL CONDITIONS												
I. Staffing Rates												
	General Superintendent	0.00	hrs	155.00	-	-	-	-	-	-	-	-
	Project Superintendent	1040.00	hrs	125.00	-	-	-	130,000.00	-	-	-	130,000.00
	Assistant Superintendent	0.00	hrs	92.00	-	-	-	-	-	-	-	-
	Safety Officer	0.00	hrs	130.00	-	-	-	-	-	-	-	-
	Sr. Project Manager	0.00	hrs	140.00	-	-	-	-	-	-	-	-
	Project Manager	240.00	hrs	125.00	-	-	-	30,000.00	-	-	-	30,000.00
	Assistant Project Manager	0.00	hrs	92.00	-	-	-	-	-	-	-	-
	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	6.0	mo	4,500.00	-	-	-	27,000.00	-	-	-	27,000.00
	Subtotal							187,000.00				187,000.00
II. Staff Support												
	Staffing Vehicles, Computers, Cell Phones	1040	hrs	13.50	-	-	-	-	-	14,040.00	-	14,040.00
	Per Diem expense (living in Lenoir)	0	hrs	4.38	-	-	-	-	-	14,040.00	-	14,040.00
	Subtotal											
GENERAL CONDITIONS												
	TOTAL							187,000.00		14,040.00		201,040.00

Henderson County / HCPS

Upward Elementary Secure Entries

Budget Summary

Construction Cost

Construction Cost Estimate (inclusive of GMP #1)	\$1,817,671.00
CMR Fee (4.75%)	\$90,645.00
CMR Contingency (included in construction cost)	\$101,959.00
Sub Total	\$2,306,001.00
GMP #1 (included in subtotal)	\$163,586.00
Alternate 1 - Walkway Covers (included in subtotal)	\$60,000.00
Alternate 2 - Paint Underside of Canopy (included in subtotal)	\$6,760.00
Alternate 3 - Parking Lot (included in subtotal)	\$330,925.00

Soft Cost

FF&E and Technology Allowance (3%)	\$54,530.13
Furniture	x amount
Security Cameras	x amount
Access Controls	x amount
Phone System	x amount
Window Treatments	x amount
Telecom (drops and WAP's)	x amount
Intercom	x amount
A&E Design Fees (5%)	\$104,615.00
WGLA Engineering	\$6,550.00
Permit Fee (7 dollars on 1000, carried in construction cost above)	\$0.00
Geo Technical and Materials Testing Fees (1.2%)	\$21,812.05
CMR Pre-Construction Fee (1%)	\$18,700.00
Owner Contingency (5%)	\$90,883.55
Sub Total	\$297,090.73

Overall Total Budget	\$2,603,091.73
Project Total Funding (FY23 Upward and Contingency + FY24 Various Paving and Contingency)	\$2,743,635.00

delta

\$140,543.27