

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** January 2, 2024

**SUBJECT:** West Henderson Addition and Renovation Project GMP (Guaranteed Maximum Price) Approval

**PRESENTER:** Bryan Rhodes, Capital Projects Construction Manager

**ATTACHMENTS:** Yes

1. AIA A133-2019 Exhibit D
2. AIA A133-2019 Exhibit F
3. General Conditions Breakdown
4. LS3P GMP Acceptance Letter

### SUMMARY OF REQUEST:

The Board is requested to approve the GMP (Guaranteed Maximum Price) from Carolina Specialties Construction and authorize staff to proceed to Contract for CMR Services, for the HCPS West Henderson High Secure Entries Project.

The proposal received from Carolina Specialties Construction, is for a price of \$4,213,268.00, for the West High School Secure Entry and Addition.

### BOARD ACTION REQUESTED:

The Board is requested to accept the Guaranteed Maximum Price and direct staff to contract with Carolina Specialties, on this project.

### Suggested Motion:

*I move the Henderson County Board of Commissioners accept the Guaranteed Maximum Price, and direct staff to contract with Carolina Specialties, on this project.*

## EXHIBIT D

### West Henderson High School Secure Entrances GMP Cost Breakdown

General Conditions: \$49,284.00/per month = \$591,408.00 (based on 12 months)

- General Supervision, Project Supervision, Project Manager, Field Engineer, Project Vehicle, Fuel, Technology, Construction Office, Construction Toilets, Project Mobilization/Demobilization, Field Office Supplies, Project Plan/Specs Printing, Administrative, Project Accounting, Liability/Construction Insurances, Project Safety, Project Photographs, As-Built Drawings & Project Closeout Documents.

Division 1000 General Job Costs = \$230,102.00

- Building Permit Fees = \$30,100.00
- Builder's Risk Insurance = \$8,600.00
- P & P Bonds = \$36,250.00
- Construction Storage Trailers = \$1,070.00
- Construction Fencing & Gates = \$10,000.00
- Construction Barricades = \$3,315.00
- Construction Staging & Roads = \$6,750.00
- Equipment Rental & Fuel = \$39,600.00
- Project Safety Items = \$3,210.00
- Dumpster Rental & Dump Fees = \$18,000.00
- Weekly Project Cleanup = \$66,607.00
- Final Project Cleanup = \$6,600.00
- Note Construction power & water to be provided by the owner.
- Note Design Documents & Testing to be provided by the owner.

**Division 2000 Site Work = \$323,357.00**

- Surveying & Layout = \$2,500.00
- Mobilization, Demobilization, Exterior Demolition, Erosion Control, Clear & Grub Site, Site Grading, Storm Drainage, Trench & Roof Drains, Asphalt Paving Repair & Remove Existing Site Furnishings = \$203,665.00
- Protect Existing Camera Pole & Brick Paver Area = \$727.00
- Remove Existing Canopies Areas "A" & "B" = \$9,671.00
- Remove Existing Windows & Doors Areas "A" & "B" = \$6,544.00
- Remove Existing Exterior Soffit Areas = \$2,861.00
- Remove Existing Exterior Concrete Stoops = \$2,861.00
- Remove Existing Exterior Card Readers & Loudspeaker = \$640.00
- Site Fencing & Gates Area "C" = \$21,526.00
- Grassing Repair = \$24,500.00
- Landscaping Allowance = \$10,000.00
- Interior Demolition \$23,102.00
- Asbestos Removal Allowance = \$14,760.00
- Note Large Tree Removal to be by the Owner.

**Division 3000 Concrete = \$202,951.00**

- Concrete Foundations, Floor Slabs, Sidewalks & Termite Treatment = \$200,935.00
- Grout Column Base Plates = \$2,016.00

**Division 4000 Masonry = \$473,899.00**

- CMU Blocks, Brick Veneer \$580.00 per 1,000 Brick Allowance, Mortar & Sand, Concrete Grout, Joint Reinforcing, Rebar Reinforcing, Wall Ties, Thru Wall Flashing, Weepholes, Air Barrier, Rigid Cavity Insulation & Brick Cleaning.

**Division 5000 Steel = \$521,744.00**

- Steel Joists/Bridging, Steel Roof Decking, Structural Steel, Main Entry Canopy, Covered Walkway Canopy, Misc. Steel Items, Exterior Steel Handrails & Interior Steel Handrails.

**Division 6000 Carpentry = \$0.00**

- None is Included

**Division 7000 Thermal & Moisture Protection = \$241,458.00**

- Metal Wall Panels, SSR Roofing, TPO Roofing & Blocking = \$227,854.00
- Caulking & Sealants = \$13,604.00

**Division 8000 Doors & Windows = \$391,324.00**

- HM Frames, HM Doors, Wood Doors & Hardware = \$211,383.00
- Storefront Doors & Windows = \$156,047.00
- Exterior Wall Gates Area "A" = \$23,894.00

**Division 9000 Finishes = \$278,158.00**

- Metal Framing, Insulation, Drywall & Blocking = \$128,320.00
- Acoustical Ceilings = \$36,440.00
- Ceramic, Resilient, Carpet, Polished, Wall Base & Existing Floor Slab Prep = \$62,375.00
- Flooring Protection = \$9,523.00
- Painting = \$41,500.00

**Division 10000 Specialties = \$25,603.00**

- Install owner provided Bathroom Accessories = \$1,345.00
- Install owner provided Interior Door Signage = \$256.00
- Fire Extinguishers = \$3,936.00
- Canopies = \$14,076.00
- Gable Logo w/\$5,000.00 Material Allowance = \$5,990.00

**Division 11000 Equipment = \$0.00**

- None is Included

**Division 12000 Furnishings = \$28,400.00**

- Cabinets, Countertops & Sills.

**Division 13000 Special Construction = \$0.00**

- None is Included

**Division 14000 Conveying Systems = \$0.00**

- None is Included

**Division 15000 Mechanical = \$366,995.00**

- Plumbing & Sanitary Sewer Replacement = \$172,045.00
- HVAC = \$194,950.00

**Division 16000 Electrical = \$158,748.00**

- Electrical & Fire Alarm.
- Note no Security Systems, Data Systems or Generator Systems are Included.

**CMAR Escalation & Scope Gap Contingency Allowance = \$210,000.00**

{above allowance is to be a 50/50 cost sharing between Owner & CMAR for unused balance}

**Subtotal = \$4,044,147.00**

**4% Contractor Fee = \$161,766.00**

**Total GMP = \$4,205,913.00**

**Add Alternate #1 Trench Drain = \$7,355.00**

## EXHIBIT F

### Project Drawings List West Henderson High School Secure Entrances

Drawing Number	Description
G-000	COVER SHEET
G-001	PROJECT INFORMATION
G-002	SHEET INDEX
<b>CODE COMPLIANCE</b>	
G-101	APPENDIX B - AREA A
G-102	APPENDIX B - AREAS B & C
G-103	CODE COMPLIANCE PLAN
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-200	SITE PLAN
C-201	SITE PLAN
C-300	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C-301	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C-302	GRADING, DRAINAGE AND EROSION CONTROL DETAILS
C-303	GRADING, DRAINAGE AND EROSION CONTROL DETAILS
C-304	GRADING, DRAINAGE AND EROSION CONTROL DETAILS
C-500	UTILITY PLAN
C-501	UTILITY PLAN
C-502	UTILITY DETAILS
C-700	SPOT ELEVATIONS
C-701	SPOT ELEVATIONS
S-001	STRUCTURAL NOTES
S-002	SPECIAL INSPECTIONS
S-101A	FOUNDATION PLAN - AREA A
S-101B	FOUNDATION PLAN - AREA B
S-102A	ROOF FRAMING PLAN - AREA A
S-102B	ROOF FRAMING PLAN - AREA B
S-201	FOUNDATION SECTIONS & DETAILS
S-301	ROOF FRAMING SECTIONS & DETAILS
S-302	ROOF FRAMING SECTIONS & DETAILS
S-401	SCHEDULES & MISC. DETAILS
S-501	SEISMIC SHEET

<b>Drawing Number</b>	<b>Description</b>
A-001	CONSTRUCTION SUBSYSTEMS-WALL & ROOF TYPES
A-003	PARTITION TYPES - METAL STUD, CMU AND CONCRETE
A-005	PARTITION DETAILS
A-006	UL ASSEMBLIES
A-007	UL ASSEMBLIES
A-008	UL ASSEMBLIES
A-009	ASSEMBLY EVALUATION REPORT (RATED CEILING-SOFFITS)
A-012	ACCESSORY ITEM TYPES AND MOUNTING HEIGHTS
A-050	OVERALL SITE PLAN (BUILDINGS)
<b>ARCHITECTURAL DEMOLITION</b>	
AD-101	OVERALL DEMOLITION FLOOR PLAN
AD-101A	DEMOLITION PLAN - AREA A
AD-101B	DEMOLITION PLAN - AREA B
AD-101C	DEMOLITION PLAN - AREA C
AD-102	OVERALL DEMOLITION ROOF PLAN
AD-102A	DEMOLITION ROOF PLAN - AREA A
AD-102B	DEMOLITION ROOF PLAN - AREA B
AD-121	OVERALL DEMOLITION CEILING PLAN
AD-121A	DEMOLITION CEILING PLAN - AREA A
A-100	OVERALL EXISTING FLOOR PLAN
A-101	OVERALL NEW FLOOR PLAN
A-101A	NEW FLOOR PLAN - AREA A
A-101B	NEW FLOOR PLAN - AREA B
A-101C	NEW FLOOR PLAN - AREA C
A-102	OVERALL NEW ROOF PLAN
A-102A	NEW ROOF PLAN - AREA A
A-102B	NEW ROOF PLAN - AREA B
A-121	OVERALL REFLECTED CEILING PLAN
A-121A	REFLECTED CEILING PLAN - AREA A
A-121B	REFLECTED CEILING PLAN - AREA B
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-203	PERSPECTIVES
A-204	PERSPECTIVES
A-205	PERSPECTIVES
A-206	PERSPECTIVES
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-303	BUILDING SECTIONS
<b>ARCHITECTURAL WALL SECTIONS</b>	
A-351	WALL SECTIONS
A-352	WALL SECTIONS
A-353	WALL SECTIONS
A-354	WALL SECTIONS
A-355	WALL SECTIONS
A-401	ENLARGED STAIR AND RAMP PLANS, SECTIONS
A-402	STAIR & RAMP SECTIONS

<b>Drawing Number</b>	<b>Description</b>
<b>ARCHITECTURAL ENLARGED PLANS</b>	
A-411	ENLARGED TOILET ROOM PLANS AND ELEVATIONS
A-412	ENLARGED AMENITY PLANS AND ELEVATIONS
A-511	SECTION DETAILS
A-512	SECTION DETAILS
A-513	SECTION DETAILS
A-514	SECTION DETAILS
A-515	SECTION DETAILS
A-516	SECTION DETAILS
A-517	SECTION DETAILS
A-521	ROOF DETAILS
A-601	DOOR SCHEDULE, PANEL & FRAME TYPES
A-610	STOREFRONT ELEVATIONS
A-651	INTERIOR FINISHES & ROOM FINISH SCHEDULE
A-762	CABINET DETAILS - MILLWORK
A-801	FINISH & FLOOR PATTERN PLAN - AREA A
A-802	FINISH & FLOOR PATTERN PLAN - AREA B
P-001	NOTES, SYMBOLS, SHEET LIST, AND SCHEDULES
P-101	DEMOLITION PLAN - AREA A - WATER
P-102	DEMOLITION PLAN - AREA A - WASTE AND VENT
P-103	DEMOLITION PLAN - AREA B
P-201	NEW WORK PLAN - AREA A - WATER
P-202	NEW WORK PLAN - AREA A - WASTE AND VENT
P-203	NEW WORK PLAN - AREA B
P-301	DETAILS
M-001	NOTES, SYMBOLS, AND SHEET LIST
M-002	SCHEDULES
M-101	DEMOLITION PLAN - AREA A
M-102	DEMOLITION PLAN - AREA A - ROOF
M-201	NEW WORK PLAN - AREA A
M-202	NEW WORK PLAN - AREA A - ROOF
M-203	NEW WORK PLAN - AREA B
M-301	DETAILS
M-302	DETAILS
E-001	LEGEND, NOTES, AND SCHEDULES
E-002	OVERALL PLAN
E-101	DEMOLITION PLANS
E-201	NEW WORK PLANS - LIGHTING
E-202	NEW WORK PLANS - LIGHTING
E-301	NEW WORK PLANS - POWER/SYSTEMS
E-401	PARTIAL POWER RISER DIAGRAM & PANEL SCHEDULES
E-501	DETAILS



## Bryan Rhodes

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**From:** Mike Merrell <mike@cscwnc.com>  
**Sent:** Monday, December 11, 2023 11:32 AM  
**To:** Bryan Rhodes  
**Cc:** Chris Cormier; Jacob McMinn  
**Subject:** West Henderson High School Secure Entrances Project General Conditions Breakdown  
**Attachments:** West Henderson High School Secure Entrances Project AIA Contract.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Bryan,

Per your request I have provided the below monthly General Conditions breakdown and a PDF copy of the AIA Contract.

- General Supervision = \$2,818.00
- Project Supervision + \$10,145.00
- Project Manager = \$5,361.00
- Field Engineer = \$5,636.00
- General Superintendent Vehicle & Fuel = \$660.00
- Project Superintendent Vehicle & Fuel = \$1,320.00
- Project Manager Vehicle & Fuel = \$660.00
- Field Engineer Vehicle & Fuel = \$660.00
- Technology = \$1,365.00
- Temporary Construction Office = \$321.00
- Temporary Construction Toilets = \$385.00
- Project Mobilization & Demobilization = \$496.00
- Field Office Supplies = \$80.00
- Blueprints & Copies = \$321.00
- Purchasing = \$2,405.00
- Administrative = \$7,299.00
- Project Accounting = \$3,119.00
- Liability & Construction Insurances = \$3,140.00
- Project Safety = \$1,355.00
- Expendable Tools = \$328.00
- Project Photographs = \$542.00
- As-Built Drawings/Closeout Documents = \$868.00

**Monthly General Conditions Fee = \$49,284.00**

If you have any questions, please let me know.



**MICHAEL J. MERRELL**  
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December 13, 2023

Bryan Rhodes  
Capital Projects Construction Manager  
Henderson County  
100 N. King Street, Suite 204  
Hendersonville, NC 28792  
(828) 606-9094

Re: West Henderson High School Secure Entrances Guaranteed Maximum Price

Dear Bryan,

LS3P is in receipt of Carolina Specialties' West Henderson High School Secure Entrances Guaranteed Maximum Price Cost Breakdown emailed on Thursday, December 7<sup>th</sup>, 2023. We reviewed these numbers together on Monday, December 11<sup>th</sup>. It is my professional recommendation that the Board of Commissioners accept the Guaranteed Maximum Price as it is within the overall project budget.

Sincerely,



Maggie Carnevale AIA, LEED BD+C, NCARB  
Asheville Office Leader | Vice President | Principal

**LS3P ASSOCIATES LTD.**  
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