

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 18, 2026

SUBJECT: UNC Health Pardee Medical Office Buildings – Design and Preconstruction Reallocation

PRESENTER: Bryan Rhodes, Capital Projects Director

ATTACHMENTS: Yes

1. LS3P Design Contract Reallocation Letter
2. Vannoy Pre-Construction Contract Reallocation Letter

SUMMARY OF REQUEST:

Per the Board’s direction to move forward with two medical office building sites for UNC Health Pardee/Henderson County Hospital Corporation, the remaining design and preconstruction scopes of work must be reallocated from the four original sites to two – Spartanburg Highway and Mills River. The attached letters from LS3P Architects and Vannoy Construction reflect the reallocation of the contracted amounts and scopes of work for the two existing projects.

BOARD ACTION REQUESTED:

The Board is requested to approve the contract reallocation letters from LS3P Architects and Vannoy Construction for the remaining design and preconstruction scopes of work associated with the two approved medical office building sites.

Suggested Motion:

I move the Henderson County Board of Commissioners approve the contract reallocation letters from LS3P Architects and Vannoy Construction for the remaining design and preconstruction scopes of work associated with the two approved medical office building sites.

March 6th, 2026

Mr. Christopher Todd
 Assistant County Manager
 1 Historic Courthouse Square
 Hendersonville, NC 28792

RE: Henderson County Government / Henderson County Hospital Corporation
 UNC Health Pardee – Four Medical Office Buildings
 LS3P Project No.: 0403-240136

Dear Mr. Todd,

Per our discussions, please find the project reconciliation per Henderson County’s one project contract. LS3P has our own project structure with three separate projects so the following is provided for your use and clarification. We are in agreement with contracts for 2074 & 2075.

H.C. Account Number	Original	Change Order	Re-allocation	Contract	Change Order	Totals	Change Order (for balance of design and construction)	Re-allocation	Change Order	Total Contract
2074	\$280,500.00	\$16,100.00	\$61,777.09	\$358,377.09	\$27,900.00	\$386,277.09	\$1,358,569.33	\$0.00		\$1,744,846.42
2075	\$279,500.00	\$13,500.00	\$157,133.33	\$450,133.33	\$21,800.00	\$471,933.33	\$2,304,571.00	\$355,492.24	\$9,900.00	\$3,141,896.57
2076	\$284,500.00		\$62,933.33	\$347,433.33		\$347,433.33		-\$347,433.33		\$0.00
2077	\$284,500.00		-\$273,784.84	\$10,715.16		\$10,715.16		-\$8,058.91		\$2,656.25*
Total	\$1,129,000.00	\$29,600.00		\$1,166,658.91	\$49,700.00	\$1,216,358.91				\$4,889,399.24

* sunk cost

Sincerely,



Maggie Carnevale, AIA, LEED BD+C, NCARB
 Principal | Vice President
LS3P



March 6, 2026

Mr. Rhodes,

Please see below breakdown of the revised pre-construction contract amount based on the Spartanburg Hwy (2074) and Mills River (2075) locations only.

405400-555000-2074	HCMOB SH	\$23,593,501.00	\$	117,968
405400-555000-2075	HCMOB MR	\$40,119,530.00	\$	237,508
			\$	355,475

Please let this document serve as official adjustment of the preconstruction contract amount for the Pardee MOBs project.

A handwritten signature in blue ink, appearing to read 'Lance Haney', is written over a faint, illegible background.

Lance Haney
Vannoy Construction