

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 8, 2026

SUBJECT: Henderson County, UNC Health Pardee Mills River Medical Office Building (MOB) Guaranteed Maximum Price (GMP)

PRESENTER: Bryan Rhodes, Capital Projects Director

ATTACHMENTS: Yes

1. Vannoy Construction GMP Presentation
2. Henderson County Project Management Budget Summary
3. PowerPoint Presentation

SUMMARY OF REQUEST:

The Board is requested to approve the Guaranteed Maximum Price (GMP) from Vannoy Construction and authorize staff to proceed to Contract for Construction Manager at Risk (CMR) services, for the Henderson County, UNC Health Pardee Mills River Medical Office Building Project.

The proposal received from Vannoy Construction is for a price of \$36,355,386.00, for the Henderson County, UNC Health Pardee Mills River Medical Office Building Project.

BOARD ACTION REQUESTED:

The Board is requested to accept the Guaranteed Maximum Price and direct Henderson County staff to contract with Vannoy Construction on this project.

Suggested Motion:

I move the Henderson County Board of Commissioners accept the Guaranteed Maximum Price of \$36,355,386.00, and direct Henderson County Staff to contract with Vannoy Construction on this project.



August 5, 2026

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

Re: Henderson County
UNC Health Pardee MOB (Mills River)

Dear Bryan,

Please find the Guaranteed Maximum Price (GMP) for the Henderson County | UNC Health Pardee MOB (Mills River).

Based on Construction Documents by LS3P & WGLA dated 05/22/2026, Addendum 01 and Addendum 02, and Civil & Landscaping Revisions dated 7/8/2026.

Guaranteed Maximum Price Total **\$36,355,386.00**

We are very excited to keep this Project moving forward, and have enjoyed working with Henderson County, UNCH Pardee, and the Design Team (LS3P) 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', with a stylized flourish extending to the right.

Lance Haney
Project Manager
Vannoy Construction

Enc. HC | UNC Health Pardee MOB (Mills River) – GMP Presentation

CC: John Bryant – Pardee
Chris Todd – Henderson County
Maggie Carnevale – LS3P
Christina Smith – LS3P
Erin Renwick – Vannoy
Hunter Barnett – Vannoy

www.jrvannoy.com

1500 Ridgefield Blvd Asheville, NC 28806 OFFICE 828-575-1300 FAX 828-575-1374
NC GENERAL CONTRACTORS LICENSE NO. 3810 (UNLIMITED)

Henderson County MOB's

Henderson County
Hendersonville, North Carolina

Executive Overview

August 5, 2026

Owner:

Henderson County
Hendersonville, North Carolina



Architect

LS3P
14 O' Henry Ave Suite 210
Asheville, NC 28801
(828) 575-1808



Contractor

Vannoy Construction
1500 Ridgefield Blvd
Asheville, North Carolina 28806
(828) 575-1300



Building Type Breakdown

Enclosed Square Footage

Location #2 - Mills River Location

60,723 sqft

GMP

Construction Costs

Site Development	\$	6,750,724
Building	\$	29,104,662
Subtotal Construction Cost	\$	35,855,386

Soft Costs

Escalation Contingency	\$	500,000
Subtotal Construction w/ Alternates	\$	35,855,386
Adjusted GMP Total	\$	36,355,386

Budget Comparison

Approved Total DD Budget	\$	36,436,122
Current Total GMP	\$	36,355,386
Variance	\$	(80,736)



Henderson County
Medical Office Building
Mills River, North Carolina
Construction Documents/ GMP

Contact: Mike Kesterson
Date: 8/5/2026
Total SF: 60,723

WORK TRADE DESCRIPTION:	TOTAL:
1 SITE DEVELOPMENT	\$ 3,871,024
2 LANDSCAPING	\$ 494,000
3 DEEP FOUNDATIONS	\$ 156,860
4 CONCRETE	\$ 809,811
5 MASONRY	\$ 1,057,870
6 STRUCTURAL STEEL	\$ 2,664,734
7 ROUGH CARPENTRY	\$ -
8 GENERAL REQUIREMENTS	\$ 671,623
9 FINISH CARPENTRY, MILLWORK	\$ 726,558
10 ROOFING & METAL PANELS	\$ 905,174
11 CAULKING & WATERPROOFING	\$ 314,894
12 DOORS, FRAMES, & HARDWARE	\$ 645,211
13 SPECIALTY DOORS	\$ -
14 GLASS & GLAZING SYSTEMS	\$ 1,091,981
15 METAL STUDS, DRYWALL, & INSULATION	\$ 2,249,184
16 CEILING TREATMENTS	\$ -
17 FLOORING & ACCESSORIES	\$ 910,772
18 PAINTING	\$ 216,933
19 SPECIALTIES	\$ 316,531
20 PROTECTIVE COVERS	\$ 114,217
21 EQUIPMENT	\$ -
22 FURNISHINGS	\$ 74,445
23 SPECIAL CONSTRUCTION	\$ -
24 CONVEYING SYSTEMS	\$ 401,980
25 FIRE SPRINKLERS	\$ 344,867
26 PLUMBING SYSTEMS	\$ 2,623,750
27 MECHANICAL SYSTEMS	\$ 3,854,000
28 ELECTRICAL SYSTEMS	\$ 4,624,853
29 ALLOWANCES	\$ 145,000
30 RELOCATE ENTRANCE ALLOWANCE	\$ 1,065,000
30 BUILDING PERMIT FEES	\$ 257,874
COST OF WORK	\$ 30,609,146
31 CONSTRUCTION CONTINGENCY	\$ 890,390
32 DESIGN/ ESTIMATE CONTINGENCY	\$ -
33 GENERAL CONDITIONS	\$ 1,883,019

34	PROJECT INSURANCES	\$	499,632
35	SUBCONTRACTOR DEFAULT INSURANCE	\$	370,996
36	PERFORMANCE & PAYMENT BOND	\$	306,226
37	FEE - 3.75%	\$	1,295,978

CONSTRUCTION COST TOTAL		\$	35,855,386
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<u>RECOMMENDED CONTINGENCIES:</u>			
	CONTINGENCY/ ESCALATION	\$	500,000

<u>ALTERNATES - ACCEPTED:</u>			
#2	RADIO REPEATER SYSTEM		w/ Base Bid
#3	NOT USED	\$	-
#5	ASPHALT OVERLAY		w/ Base Bid
#6	OWNER PREFERRED BRICK & CMU SUPPLIER		w/ Base Bid
#7	TURNKEY LOW VOLTAGE/ NURSE CALL SYSTEM		w/ Base Bid

<u>ALTERNATES - PENDING:</u>			
#1	WALKING TRAIL LOOP	\$	92,943

GMP TOTAL		\$	36,355,386
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DESIGN DEVELOPMENT BUDGET (2/5/26)		\$	36,436,122
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VARIANCE (GMP vs DD Budget)		\$	(80,736)
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Henderson County
Medical Office Building
Mills River, North Carolina
Construction Documents/ GMP

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1 SITE DEVELOPMENT	\$ 3,871,024	\$ -	\$ 3,871,024
2 LANDSCAPING	\$ 494,000	\$ -	\$ 494,000
3 DEEP FOUNDATIONS	\$ 156,860	\$ -	\$ 156,860
4 CONCRETE	\$ -	\$ 809,811	\$ 809,811
5 MASONRY	\$ -	\$ 1,057,870	\$ 1,057,870
6 STRUCTURAL STEEL	\$ -	\$ 2,664,734	\$ 2,664,734
7 ROUGH CARPENTRY	\$ -	\$ -	\$ -
8 GENERAL REQUIREMENTS	\$ 90,970	\$ 580,653	\$ 671,623
9 FINISH CARPENTRY, MILLWORK	\$ -	\$ 726,558	\$ 726,558
10 ROOFING & METAL PANELS	\$ -	\$ 905,174	\$ 905,174
11 CAULKING & WATERPROOFING	\$ -	\$ 314,894	\$ 314,894
12 DOORS, FRAMES, & HARDWARE	\$ -	\$ 645,211	\$ 645,211
13 SPECIALTY DOORS	\$ -	\$ -	\$ -
14 GLASS & GLAZING SYSTEMS	\$ -	\$ 1,091,981	\$ 1,091,981
15 METAL STUDS, DRYWALL, & INSULATION	\$ -	\$ 2,249,184	\$ 2,249,184
16 CEILING TREATMENTS	\$ -	\$ -	\$ -
17 FLOORING & ACCESSORIES	\$ -	\$ 910,772	\$ 910,772
18 PAINTING	\$ -	\$ 216,933	\$ 216,933
19 SPECIALTIES	\$ -	\$ 316,531	\$ 316,531
20 PROTECTIVE COVERS	\$ -	\$ 114,217	\$ 114,217
21 EQUIPMENT	\$ -	\$ -	\$ -
22 FURNISHINGS	\$ -	\$ 74,445	\$ 74,445
23 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -
24 CONVEYING SYSTEMS	\$ -	\$ 401,980	\$ 401,980
25 FIRE SPRINKLERS	\$ -	\$ 344,867	\$ 344,867
26 PLUMBING SYSTEMS	\$ -	\$ 2,623,750	\$ 2,623,750
27 MECHANICAL SYSTEMS	\$ -	\$ 3,854,000	\$ 3,854,000
28 ELECTRICAL SYSTEMS	\$ -	\$ 4,624,853	\$ 4,624,853
29 ALLOWANCES	\$ 70,000	\$ 75,000	\$ 145,000
30 RELOCATE ENTRANCE ALLOWANCE	\$ 1,065,000	\$ -	\$ 1,065,000
31 BUILDING PERMIT FEES	\$ 48,529	\$ 209,345	\$ 257,874
COST OF WORK	\$ 5,796,383	\$ 24,812,764	\$ 30,609,146
32 CONSTRUCTION CONTINGENCY	\$ 169,707	\$ 720,683	\$ 890,390
33 DESIGN/ ESTIMATE CONTINGENCY	\$ -	\$ -	\$ -
34 GENERAL CONDITIONS	\$ 318,268	\$ 1,564,751	\$ 1,883,019
35 PROJECT INSURANCES	\$ 94,025	\$ 405,607	\$ 499,632
36 SUBCONTRACTOR DEFAULT INSURANCE	\$ 70,711	\$ 300,285	\$ 370,996
37 PERFORMANCE & PAYMENT BOND	\$ 57,628	\$ 248,598	\$ 306,226
38 FEE - 3.75%	\$ 244,002	\$ 1,051,976	\$ 1,295,978
CONSTRUCTION COST TOTAL	\$ 6,750,724	\$ 29,104,662	\$ 35,855,386

**Henderson County | UNC Health Pardee MOB
(Mills River Location)
GMP Clarifications**

Item	Description
Division 1 - General	
1	This proposal is based upon 100% Construction Drawings and Project Manual provided by LS3P Architecture, Newcomb & Boyd, and WGLA issued 2026.06.22, Addendum No. 1 and Addendum No. 2.
2	All third party testing, including special inspections and 3rd party commissioning, are not included.
3	Pricing is based on "Report of Geotechnical Evaluation" prepared by WSP dated 02/11/2025
4	All work is assumed to occur in normal business hours.
5	This GMP and project does not include any LEED certification.
6	We have not included any owner contingency.
7	Pricing includes building permit fees and inspections. Tap and meter are also included.
8	The GMP proposal includes the Construction Manager's Contingency of \$890,390. This contingency is for Vannoy Construction's use and is intended to cover cost exposures resulting from unanticipated coordination problems or Construction Manager overruns within the GMP. It is not intended to cover additional costs resulting from increases in the project scope or program, the substitution of more costly materials, or overruns in the allowances. The Construction Manager's Contingency is not intended to cover so-called 'Force Majeure' events or unknown conditions.
9	When payment is made on account of stored materials and equipment, such materials must be stored as the owner's property, and the requests made for payments shall be accompanied by invoices or bills of sale or other evidence to establish the owner's title to such materials and equipment. Should the Construction Manager desire to include any such materials or equipment in his application for payment, they must be stored in the name of the owner in an independent, licensed warehouse approved by the designer and the owner. The material to be paid for shall be assigned to the owner and shall be inspected by the designer. Under certain conditions, the designer may approved storage of materials at the point of manufacturer, which conditions shall be approved by the designer and the owner. Security and insurance protection shall continue to be the responsibility of the Construction Manager.
10	Design fees are not included.
11	General Conditions will be billed on a billable rate basis. Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing work will be per the unit rates provided in the general conditions breakdown sheet provided in this GMP packet.
12	General Conditions are based on a 20 month duration
13	We have not included BIM coordination in this proposal.
14	Includes Lump Sum insurances, bond, general conditions and fee.
15	Cost for the relocation of utility company (Duke Energy, AT&T etc.) poles and lines is not included; by owner.
16	Proposal assumes logistics per site utilization plan dated 05/22/26.
17	Site Lighting is by Duke Power via an agreement with Henderson County and not included in this GMP.
18	Includes lump sum allowance of \$50,000 for all unforeseen conditions related to Permit Revisions.
19	Includes lump sum allowance of \$75,000 for design and installation of graphics.
20	The GMP is based on Board of Commissioners approval by 9/16/2026 and official notice to proceed by 11/3/2026.

Alternates

- 1 Alternate No. 1 is an additional cost for a paved walking loop and additional landscaping around this loop. Alternate is pending and currently not included in the GMP.

- 2 Alternate No. 2 is a radio repeater system if needed. Testing and full system install is included in the GMP.
- 3 Alternate No. 3 is not used.
- 4 Alternate No. 4 is a mechanical roof screen with associated structural and architectural changes for the associated scope. Roof screen is assumed to be 8' tall panels. Design is not included in this cost. This alternate was rejected
- 5 Alternate No. 5 is an add to overlay the existing driveway serving the surgery center after construction is complete. Included in the GMP.
- 6 Alternate No. 6 is owner preferred masonry supplier and is no cost change. Included in the GMP
- 7 Alternate No. 7 is to provide and install turnkey low voltage and nurse call system. Included in the GMP.

Division 2 - Demolition

- 1 Minimal Site related demo is included.

Division 2.2 - Site

- 1 All sitework is included as shown on WGLA documents dated 05/22/2026
- 2 GMP includes all clearing and site demo, grading, erosion control measures, and utilities
- 3 Excludes removal/blasting of rock
- 4 GMP includes the generator pad and associated work
- 5 A monument sign is not included. Monument sign to be by Pardee.
- 6 Landscaping is priced as shown on the landscape plans. Alternates are provided based on notes listed on Landscape drawings
- 7 This GMP does not include any work at the existing box culvert under Hwy 280.
- 8 All design, labor and material for MSE site walls is included.
- 9 Includes lump sum allowance of \$10,000 for the scope of work, including all materials and labor, to Dewater the Bioretention Areas
- 10 Includes lump sum allowance of \$10,000 for the scope of work, including all materials and labor, to Dewater the Elevator Pit.
- 11 Includes lump sum allowance of \$1,300,000 for driveway/bridge/signalized intersection improvements. The lump sum allowance includes the following:
 - a. \$550,000: Design and construction of a new bridge - Bridge will have to be fully designed after notice to proceed. Bridge to be steel girder and deck. Cost does not include veneer on exterior of bridge or painting of concrete.
 - b. \$65,000: Roadway realignment per drawings dated 7-8-2026
 - c. \$120,000: Turn lane per drawings dated 7-8-2026
 - d. Cost for signalized intersection and reimbursable cost to NCDOT is not included. \$235K was removed from this GMP to account for this work via NCDOT.
 - e. \$55,000: Miscellaneous roadway improvements as it relates to the Mountain Bean drive and concrete divider island
 - f. \$100,000: Soil or ground improvements. Geotechnical data is not currently available for this location of the site
 - g. \$45,000: Code minimum landscaping
 - h. \$20,000 for power to (1) sign location and raceways for road side lighting. All signage by Pardee
 - j. \$110,000: Construction contingency specifically allotted for this work
 - l. Allowance does not include any roadway lighting. This is assumed to be by Duke. Underground raceways are included.
- 12 Unit Price No. 1: Undercutting unsatisfactory soil and removal. - Unsatisfactory soil excavation and hauled off-site as required in accordance with Division 31" Earthwork". Assume 1000 C.Y. required. = \$32.00 / CY
- 13 Unit Price No. 2: Import 'Rip Rap' Stone and distribution. Deliver, distribute, and compact in place satisfactory 'Rip Rap' stone material (DOT Class B) from off-site, as required in accordance with Division 31" Earthwork". Assume 1500 tons. = \$70 /Ton
- 14 Unit Price No. 3: Import #57 Stone. Deliver, distribute and compact in place #57 Stone from off-site, as required, in accordance with Division 31" Earthwork". Assume 300 tons required. = \$56/ Ton

15 Unit Price No. 4: Installation of Geogrid. Procurement and installation of BX 1100 Geogrid or an equal product approved by the Civil Engineer. Assume 100 S.Y. required. = \$5 /SY

Division 2.3 - Deep Foundations

- 1 Deep foundations are included as aggregate piers.

Division 3 - Concrete

- 1 All concrete foundations and slabs are included based off structural documents.
- 2 No CIP site walls are included (none shown).

Division 4 - Masonry

- 1 Brick is included as required by the contract documents.
- 2 Masonry steel reinforcement is included where required.
- 3 Dumpster enclosure is included as shown on the contract documents.
- 4 Garden Screen Wall is included as CMU and brick veneer

Division 5 - Metals

- 1 Structural Steel is based on the structural documents.
- 2 Includes: Shell w/braced frames, brick supports, screen wall framing, canopy framing, elevator guide rails, and misc. metals
- 3 Includes dumpster enclosure steel swing gates.
- 4 Public stair and Level 2 opening is included as primed picket rail and guardrail with wooden top rail

Division 6 - Carpentry

- 1 Casework finishes are included as noted in the project documents.
- 2 Pharmacy casework is not included.

Division 7 - Moisture Control

- 1 Caulking of Masonry Control joints is included.
- 2 Fluid applied air barrier system is included on exterior sheathing and CMU walls, ABAA certification and testing is not included at this time.
- 3 Fully adhered 60-mil TPO roof is included, with a mechanically attached coverboard over R-30 insulation.
- 4 A 20 year roof warranty is included.
- 5 Canopy roof is included as 60-mil TPO over R-30 insulation. No green roofs are included (none shown).
- 6 Crystalline waterproofing is excluded from the project

Division 8 - Openings

- 1 Doors, frames and hardware is included as shown on the door schedules
- 2 Access controls devices are included in the GMP.
- 3 Exterior glazing is included as 1" insulated glass. Security film as indicated on the drawings

Division 9 - Finishes

- 1 Engineering and Shop drawings for exterior walls are included.
- 2 Lead lined walls are included as noted.
- 3 Finishes are included per the contract documents

Division 10 - Accessories

- 1 Signage is not included and is by owner.

2 Digital wall coverings are not included and are by owner

Division 11 - Equipment

1 Residential appliances are not included and are by owner.

Division 12 - Furnishings

1 Window treatments are included.

Division 13 - Special Construction

1 A pre-engineered walkway canopy system is included at the sidewalk to the mobile imaging area

2 Soffit panels attached to canopy are by a different manufacturer than soffit panels attached to building structure

Division 14 - Conveying Systems

1 Two each 2-stop 4,500 lbs. elevators are included.

Division 21,22,23 - Fire Sprinkler, Plumbing and Mechanical

1 Fire Sprinkler calculations and design are included.

2 A fire line pump is not included.

3 Natural Gas Piping is included from the gas meter only.

4 Medical Gas is included.

Division 26 - Electrical

1 Base pricing includes generator.

2 All low voltage scope (access controls, security, WAPS, intercom, voice/data etc., structured cabling and nurse call) is included in the GMP.

3 Site Lighting is by Duke Power via an agreement with Henderson County.

4 Fire Department / Emergency Services Radio Amplification system is included in the GMP.

5 Primary Power to transformer is assumed to be provided by DUKE. Secondary power from transformer to building is included in this GMP.



Henderson County
Pardee MOB - Mills River

General Conditions

Code	Description	Qty	Unit	Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	Item Total
GENERAL CONDITIONS												
I. Staffing Rates												
	General Superintendent	680.00	hrs	165.00				112,200.00	-	-	-	112,200.00
	Project Superintendent	3480.00	hrs	135.00				469,800.00	-	-	-	469,800.00
	Assistant Superintendent	2440.00	hrs	97.50				237,900.00	-	-	-	237,900.00
	Safety Officer	160.00	hrs	130.00				20,800.00	-	-	-	20,800.00
	Sr. Project Manager	582.00	hrs	160.00				93,120.00	-	-	-	93,120.00
	Project Manager	2040.00	hrs	135.00				275,400.00	-	-	-	275,400.00
	Assistant Project Manager	3216.00	hrs	97.50				313,560.00	-	-	-	313,560.00
	Project Engineer	2357.00	hrs	90.00				212,130.00	-	-	-	212,130.00
	Project Executive	46.00	hrs	165.00				7,590.00	-	-	-	7,590.00
	Principle in Charge (Part of Fee)	0.00	hrs	200.00				-	-	-	-	-
	Office Support - Clerical, Accounting, Safety	20.0	mo	4,500.00				90,000.00	-	-	-	90,000.00
	Subtotal							1,832,500.00	-	-	-	1,832,500.00
II. Staff Support												
	Staffing Vehicles, Computers, Cell Phones	3480	hrs			14.50		-	-	50,466.00	-	50,466.00
	Per Diem expense (N/A, All Local)	0	hrs			4.38		-	-	-	-	-
	Subtotal							-	-	50,466.00	-	50,466.00
GENERAL CONDITIONS								Labor	Material	Sub	Equip	Item Total
TOTAL								1,832,500.00	-	50,466.00	-	1,883,019.00

HC Hospital Corp

Mills River MOB

Budget Summary

Construction Cost

Construction Cost	\$36,355,386.00
CMR Fee (3.75% included in construction cost)	\$1,295,978.00
Construction / Contractor Contingency (included in const cost)	\$890,390.00
Sub Total	\$36,355,386.00

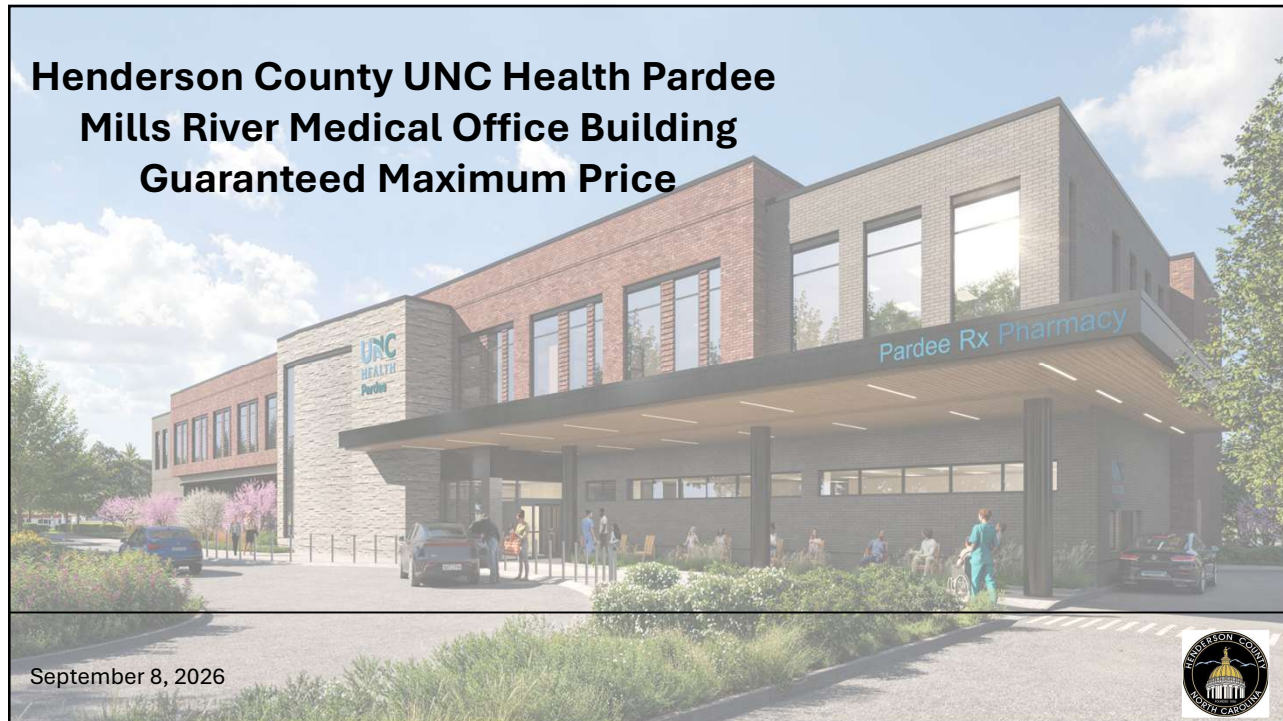
Soft Cost

FF&E and Technology Allowance (6%)(Not included in subtotal per Pardee)	\$2,181,323.16
Furniture	x amount
Kitchen Equipment	x amount
Access Controls	x amount
Security Cameras	x amount
Low Voltage Data	x amount
AV Equipment	x amount
Phone System	x amount
Window Treatments	x amount
Moving Cost	x amount
Staging Cost	x amount
Laundry equipment	x amount
Mobile filing systems	x amount
Intercom system	x amount
Landscape Package	x amount
A&E Design Fees	\$2,896,679.74
Permit Fee (7 dollars on 1000 of construction cost)	\$254,487.70
Geo Technical and Materials Testing Fees (1.2%)	\$436,264.63
CMR Pre-Construction Fee	\$237,508.00
ERRC Allowance (radio communication requirements per statute)	\$180,000.00
Escalation Contingency (included in construction cost)	\$500,000.00
Owner Contingency (5%)	\$1,817,769.30
Sub Total	\$5,822,709.37

Overall Total Budget	\$42,178,095.37
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edited on 8/27/26

Henderson County UNC Health Pardee Mills River Medical Office Building Guaranteed Maximum Price



1



August 5, 2026

Mr. Bryan Rhodes
Henderson County
Capital Projects Construction Manager
100 North King Street
Hendersonville, North Carolina 28752

Re: Henderson County
UNC Health Pardee MOB (Mills River)

Dear Bryan,

Please find the Guaranteed Maximum Price (GMP) for the Henderson County | UNC Health Pardee MOB (Mills River).

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We are very excited to keep this Project moving forward, and have enjoyed working with Henderson County, UNCH Pardee, and the Design Team (LS3P) 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@vannoy.com or my cell at 828-707-6285.

Sincerely,


Lance Haney
Project Manager
Vannoy Construction

Enc. HC | UNC Health Pardee MOB (Mills River) – GMP Presentation

CC: John Bryant – Pardee
Chris Todd – Henderson County
Maggie Cernavale – LS3P
Christina Smith – LS3P
Erin Renwick – Vannoy
Hunter Barnett – Vannoy

September 8, 2026

www.vannoy.com
1500 Ridgefield Blvd Asheville, NC 28806 OFFICE 828-575-1300 FAX 828-575-1374
NC GENERAL CONTRACTORS LICENSE NO. 3810 (UNLIMITED)



2

Henderson County MOB's
Henderson County
Hendersonville, North Carolina

Executive Overview

August 5, 2026

Owner:
Henderson County
Hendersonville, North Carolina

Architect:
LS3P
14 O' Henry Ave Suite 210
Asheville, NC 28801
(828) 575-1808

Contractor:
Vannoy Construction
1500 Ridgely Blvd
Asheville, North Carolina 28806
(828) 575-1300



Building Type Breakdown

Enclosed Square Footage
Location #2 - Mills River Location

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September 8, 2026



3

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29 ALLOWANCES	\$ 145,000
30 RELOCATE ENTRANCE ALLOWANCE	\$ 1,065,000
30 BUILDING PERMIT FEES	\$ 257,874
COST OF WORK	\$ 30,609,146
31 CONSTRUCTION CONTINGENCY	\$ 890,390
32 DESIGN/ ESTIMATE CONTINGENCY	\$ -
33 GENERAL CONDITIONS	\$ 1,883,019

34 PROJECT INSURANCES	\$ 499,632
35 SUBCONTRACTOR DEFAULT INSURANCE	\$ 370,996
36 PERFORMANCE & PAYMENT BOND	\$ 306,226
37 FEE - 3.75%	\$ 1,295,978

CONSTRUCTION COST TOTAL **\$ 35,855,386**

RECOMMENDED CONTINGENCIES:
CONTINGENCY/ ESCALATION \$ 500,000

ALTERNATES - ACCEPTED:

#2 RADIO REPEATER SYSTEM	w/ Base Bid
#3 NOT USED	\$ -
#5 ASPHALT OVERLAY	w/ Base Bid
#6 OWNER PREFERRED BRICK & CMU SUPPLIER	w/ Base Bid
#7 TURNKEY LOW VOLTAGE/ NURSE CALL SYSTEM	w/ Base Bid

ALTERNATES - PENDING:
#1 WALKING TRAIL LOOP \$ 92,943

GMP TOTAL **\$ 36,355,386**

DESIGN DEVELOPMENT BUDGET (2/5/26) **\$ 36,436,122**

VARIANCE (GMP vs DD Budget) **\$ (80,736)**



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HC Hospital Corp Mills River MOB Budget Summary	
Construction Cost	
Construction Cost	\$36,355,386.00
CMR Fee (3.75% included in construction cost)	\$1,295,978.00
Construction / Contractor Contingency (included in const cost)	\$890,390.00
Sub Total	\$36,355,386.00
Soft Cost	
FF&E and Technology Allowance (6%)(Not included in subtotal per Pardee)	\$2,181,323.16
Furniture	x amount
Kitchen Equipment	x amount
Access Controls	x amount
Security Cameras	x amount
Low Voltage Data	x amount
AV Equipment	x amount
Phone System	x amount
Window Treatments	x amount
Moving Cost	x amount
Staging Cost	x amount
Laundry equipment	x amount
Mobile filing systems	x amount
Intercom system	x amount
Landscape Package	x amount
A&E Design Fees	\$2,896,679.74
Permit Fee (7 dollars on 1000 of construction cost)	\$254,487.70
Geo Technical and Materials Testing Fees (1.2%)	\$436,264.63
CMR Pre-Construction Fee	\$237,508.00
ERRC Allowance (radio communication requirements per statute)	\$180,000.00
Escalation Contingency (included in construction cost)	\$500,000.00
Owner Contingency (5%)	\$1,817,769.30
Sub Total	\$5,822,709.37
Overall Total Budget	\$42,178,095.37

September 8, 2026



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September 8, 2026



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