

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 2, 2005

SUBJECT: Historic Courthouse Timeline

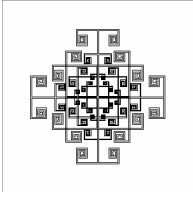
ATTACHMENTS: Yes

SUMMARY OF REQUEST:

The Board requested that the County Manager provide a proposed timeline for the rehabilitation of the Historic Courthouse at today's meeting. I contacted Mohsen Ghoreishi with the Kohan Group, who has provided the attached timeline.

COUNTY MANAGER'S RECOMMENDATION/BOARD ACTION REQUIRED:

In order to meet the Board's aggressive timeline of construction to begin in October of 2005, I am recommending that the Board adopt the attached resolution exempting us from the architect qualification based selection process. I am recommending this exemption because The Kohan Group has and is willing to use the plans that were previously developed by FreemanWhite Architects who developed a complete full set of plans for the rehabilitation of the Historic Courthouse in 1996. Again in 2001, FreemanWhite developed plans for the rehabilitation with the addition of a service annex. When FreemanWhite eliminated their governmental design group, these plans were transferred to The Kohan Group. We will be able to utilize many elements of this previous work thus saving money and time.



TheKohanGroup

April 29, 2005

TIME LINE

For

Henderson County Historic Courthouse Rehabilitation and Construction of new Annex Building

The following time line is established based on Henderson County directions and the intent is to provide construction documents for the above project and make it available to the public for bid. We are to open bids on or before September 26th 2005 by which time Henderson County Commissioners can make decision and award contract to the General Contractor on October 3rd. 2005.

At The Kohan Group we have arranged and placed our special TEAM ready and exited to begin this important project. The Team make up is of the best Architects, Engineers and Consultants whom previously worked on this very project. This Team's experience and knowledge regarding this project and how to work with Henderson County comes from years of experience with the County, as early as 1993.

Due to our experience and familiarity of this project, we are able to offer better professional fees and commit ourselves to this aggressive schedule. However we only can make this timeline commitment if Henderson County authorizes our Team to begin work no later than the first week of May.

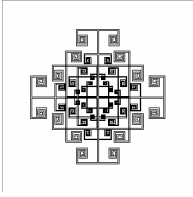
As always we appreciate the opportunity to provide our services to Henderson County and be a partner in the future of this county.

May 1- 31, 2005 **Begin Programming and Schematic Design**

- Define Demolition area.
- Define Building Program
- Provide schematic lay-out for the new Annex
- Elevations and Building Perspectives
- Identify Occupants and Department space allocations
- Out line specifications
- Schematic Phase Cost Estimate

TheKohanGroup, LLC

North Carolina: 1836-A Center Park Dr. Charlotte, NC t.704-334-3005 f. 704-973-0009
California: 2500 old crow canyon rd. Suite 305, San Ramon, CA, 94583 t. 925-413-8803 f. 925-884-8888



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June 1-30, 2005 Design Development

Develop systems and cut sheets
Identify materials and methods
Finishes and equipments
Specifications
Design Development Cost Estimate

July 1- August 1-31, 2005 Construction Documents

Develop Sections and Elevations
Details
Equipment
Finishes
Schedules
Specifications
Construction Document Cost Estimate

September 1-26, 2005 Bid period

Prepare Bid Documents and Advertisement
Pre Bid Conference
Bid opening
Award Contract

Above is an estimated time line and tasks are designed such that the completion of the project can be possible during the period stated. Some of the tasks can overlap.

END

RESOLUTION TO EXEMPT HISTORIC COURTHOUSE REHABILITATION PROJECT FROM RFQ

WHEREAS, plans were developed to rehabilitate the Historic Courthouse by FreemanWhite Architects in 1996 and then again in 2001 which included a service annex; and

WHEREAS, the plans for these projects have been provided by FreemanWhite to The Kohan Group; and

WHEREAS, the former project manager/designer with FreemanWhite is now a partner with The Kohan Group and is willing to use the previous plans as the basis for this project thus saving Henderson County design time and money;

NOW, THEREFORE, the Henderson County Board of Commissioners hereby resolves as follows:

1. That it is in the best interest of the Henderson County taxpayers to retain the services of The Kohan Group to perform the design services associated with the rehabilitation of the Historic Courthouse and the construction of new annex.
2. That, by contracting with The Kohan Group, Henderson County will realize a savings to the taxpayers due to the amount of work and studies already performed regarding this project.
3. That, as allowed by NCGS 143-64.32, this project is hereby exempted from the requirements of Article 3D, Chapter 143 of the General Statutes.
4. Staff is directed to proceed with negotiations with the Kohan Group for the design services necessary for the rehabilitation of the Historic Courthouse and the construction of an Annex.

THIS the 2nd day of May, 2005.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: _____
William L. Moyer, Chairman

ATTESTED BY:

[OFFICIAL SEAL]

Elizabeth W. Corn, Clerk to the Board