

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 15, 2015

SUBJECT: Total Building Package – Health Sciences Center

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: CMR Attachment GMP-3

SUMMARY OF REQUEST:

In order to meet scheduling requirements for Wingate University, the County hired Vannoy Construction (Vannoy) as Construction Manager at Risk for the Health Sciences Center.

The Construction Manager at Risk (CMR) process includes a Guaranteed Maximum Price (GMP) for the final building. The final GMP is determined by a series of attachments added to the Construction Manager at Risk Contract. So far, the Board has approved two attachments, GMP-1 and GMP-2.

The final GMP is a combination of bids accepted for the sitework, steel, and the total building packages respectively.

GMP-3 is the total building package part of the final GMP. Prequalified sub-contractors submitted bids for the services included in the package in accordance with NC General Statute. Vannoy is recommending the selection of the lowest responsible bidders across the packages. GMP-3 is within the accepted Total Project Budget.

BOARD ACTION REQUESTED:

Approve an attachment to the Construction Manager at Risk Contract to accept Guaranteed Maximum Price – 3.

Suggested Motion:

I move that the Board of Commissioners approve the attachment, accept GMP-3, and direct staff to continue with the project.

Total Project Budget Reconciliation for GMP#1, GMP#2, & GMP #3
Hard Costs + Estimated + Contingency 7/9/2015

	Construction Costs 3-17-15	Construction Costs 4-9-15	Bid numbers 6-30- 15 & 7-8-15	Notes
GMP #1- Site Development (Procured 3/12/15)	\$ 2,790,674.00	\$ 2,790,674.00	\$ 2,790,674.00	Procured includes Escalation + Contingency of \$100,069. Includes \$203,193 for Storm water & Parking changes
GMP #2- (Early Steel Package Bid date 4/9/15)	\$ 3,061,471.00	\$ 2,909,128.00	\$ 2,909,128.00	Procured includes Escalation + Contingency/allowance of \$177,266
GMP #3- (Remainder of building Bid date 6/30/15)	\$ 23,523,228.00	\$ 23,675,571.00	\$ 22,696,128.00	
Value Management to date	\$ (2,245,005.00)	\$ (2,245,005.00)	\$ (385,000.00)	Proposed Electrical VE 1-revised light fixture package
			\$ (9,500.00)	Proposed Electrical VE-2- Direct bury of Generator feeder
			\$ (32,000.00)	Proposed Electrical VE-3 Set Screws in Lieu of compression fittings
			\$ (23,400.00)	Proposed Electrical VE-4 -MC Cable for wall rough in
			\$ (13,500.00)	Proposed Plumbing VE-1 -change water fountains
Addition of North Parking and storm water	\$ (203,193.00)			
Total Hard Costs	\$ 26,927,175.00	\$ 27,130,368.00	\$ 27,932,530.00	
Owner Construction Contingency	\$ 921,015.84	\$ 921,015.84	\$ 921,015.84	Contractor contingency included in GMP #3 amount is \$717,277 total contingency (owner + contractor) is \$1,638,292. In addition there is a \$250,000 allowance to expedite the schedule if required
Total procured & contingency	\$ 27,848,190.84	\$ 28,051,383.84	\$ 28,853,545.84	
Soft Costs				
A/E fees	\$ 2,495,000.00	\$ 2,495,000.00	\$ 2,495,000.00	
Commissioning	\$ 195,000.00	\$ 195,000.00	\$ -	Deleted
CM pre-con	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	
Geo Tech	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
Survey	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
Traffic Impact Analysis	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	
Special Inspections	\$ 130,000.00	\$ 66,900.00	\$ 66,900.00	Procured
Material testing	\$ 130,000.00	\$ 130,000.00	\$ -	Not needed
Permitting	\$ 121,172.29	\$ 185,500.00	\$ 185,500.00	
FFE Budget	\$ 812,000.00	\$ 812,000.00	\$ 292,000.00	Revised to reflect project scope
Technology Budget	\$ 300,000.00	\$ 300,000.00	\$ 150,000.00	Revised to reflect project scope
Total soft costs	\$ 4,335,172.29	\$ 4,336,400.00	\$ 3,341,400.00	
Grand Total Project Cost	\$ 32,183,363.13	\$ 32,387,783.84	\$ 32,194,945.84	
Approved budget		\$ 32,195,211.77		



July 9, 2015

Mr. John Mitchell
Henderson County
Business and Community Director
100 North King Street
Hendersonville, North Carolina 28792

Re: Henderson County
6th Avenue Joint Health Education Center
GMP #3 – Building Construction Presentation

Dear John,

Please find the Guaranteed Maximum Price (GMP) #3 for the 6th Avenue Joint Health Education Center project attached to this letter for your review and approval. Along with the accompanying packet i.e. GMP #3; we ask the following clarifications and or qualifications be reviewed used to compute the attached Guaranteed Maximum Price proposal relative to this early procurement package.

Guaranteed Maximum Price #3 Total **\$ 22,696,128.00**

We are very excited about the opportunity to work with you and service your construction needs for this project. If you should have any comments or questions regarding this topic please direct to my attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Kesterson', written in a cursive style.

Mike Kesterson, LEED AP
Director of Preconstruction Services
Vannoy Construction Co., Inc.

Enc.

Atch: 6th Avenue Joint Health Education Center - GMP #3 Building Construction

CC: Chris Roberson - JRV
Brian Walker – JRV
Chad Roberson – Clark Nexsen



Attachment A



Henderson County
6th Avenue Joint Health Education Center
GMP #3 Building Construction
Hendersonville, NC

Contact: Mike Kesterson
Date: 7/9/2015
Total SF: 97,776

WORK TRADE:		TOTAL:
1	SITE DEVELOPMENT	\$ 198,081
2	CONCRETE	\$ 542,638
3	MASONRY	\$ 906,400
4	STRUCTURAL STEEL	\$ -
5	MISCELLANEOUS STEEL & ACCESSORIES	\$ 930,000
6	ROUGH CARPENTRY	\$ -
7	GENERAL TRADES	\$ 253,160
8	FINISH CARPENTRY, MILLWORK, & CASEWORK	\$ 900,460
9	ROOFING	\$ 579,300
10	METAL SOFFIT & WALL PANELS	\$ 385,000
11	SPRAY FIREPROOFING	\$ 34,610
12	CAULKING & WATERPROOFING	\$ 245,658
13	DOORS, FRAMES, & HARDWARE	\$ 410,187
14	DOORS, FRAMES, & HARDWARE - INSTALL	\$ 115,000
15	SPECIALTY DOORS	\$ 41,246
16	GLASS & GLAZING SYSTEMS	\$ 2,870,547
17	DRYWALL ASSEMBLIES	\$ 2,042,357
18	ACOUSTICAL WORK	\$ 409,800
19	HARD FLOORING	\$ 259,900
20	EPOXY TERRAZZO FLOORING	\$ 146,687
21	SOFT FLOORING	\$ 423,332
22	PAINTING	\$ 218,581
23	SPECIALTIES	\$ 92,600
24	SPECIALTIES - INSTALL	\$ 18,475
25	EQUIPMENT & APPLIANCES - NIC	\$ -
26	WINDOW TREATMENTS - NIC	\$ -
27	CONVEYING SYSTEMS	\$ 247,100
28	FIRE SPRINKLERS	\$ 374,600
29	PLUMBING SYSTEMS	\$ 904,522
30	HVAC & MECHANICAL SYSTEMS	\$ 2,794,271
31	ELECTRICAL SYSTEMS	\$ 2,876,600
32	BUILDING PERMIT FEES - NIC	\$ -
SUBTOTAL		\$ 19,221,112
33	GENERAL CONDITIONS	\$ 1,415,363
34	PROJECT INSURANCES	\$ 259,817
35	SUBCONTRACTOR DEFAULT BONDS	\$ -
36	PERFORMANCE & PAYMENT BOND	\$ 194,351
SUBTOTAL		\$ 21,090,642
37	FEE	\$ 784,206
38	ALLOWANCES	\$ 250,000
39	CONTINGENCY	\$ 571,279

GMP #3 BUILDING CONSTRUCTION \$ 22,696,128



Henderson County
6th Avenue Joint Health Education Center
GMP #3 Building Construction

WORK TRADE:	GMP #1 (Procured 3/12/15)		GMP #2 (Procured 4/9/15)		GMP #3 (Procured 6/30/15)		TOTAL
1 SITE DEVELOPMENT	\$	1,052,555	\$	-	\$	198,081	\$ 1,250,636
2 CONCRETE	\$	1,053,400	\$	649,128	\$	542,638	\$ 2,245,166
3 MASONRY	\$	99,800	\$	-	\$	906,400	\$ 1,006,200
4 STRUCTURAL STEEL	\$	55,608	\$	1,926,500	\$	-	\$ 1,982,108
5 MISCELLANEOUS STEEL & ACCESSORIES	\$	-	\$	-	\$	930,000	\$ 930,000
6 ROUGH CARPENTRY	\$	-	\$	-	\$	-	\$ -
7 GENERAL TRADES	\$	29,614	\$	-	\$	253,160	\$ 282,774
8 FINISH CARPENTRY	\$	-	\$	-	\$	900,460	\$ 900,460
9 ROOFING	\$	-	\$	-	\$	579,300	\$ 579,300
10 METAL SOFFIT & WALL PANELS	\$	-	\$	-	\$	385,000	\$ 385,000
11 SPRAY FIREPROOFING	\$	-	\$	-	\$	34,610	\$ 34,610
12 CAULKING & WATERPROOFING	\$	-	\$	-	\$	245,658	\$ 245,658
13 DOORS, FRAMES, & HARDWARE	\$	-	\$	-	\$	410,187	\$ 410,187
14 DOORS, FRAMES, & HARDWARE - INSTALL	\$	-	\$	-	\$	115,000	\$ 115,000
15 SPECIALTY DOORS	\$	-	\$	-	\$	41,246	\$ 41,246
16 GLASS & GLAZING SYSTEMS	\$	-	\$	-	\$	2,870,547	\$ 2,870,547
17 DRYWALL ASSEMBLIES	\$	-	\$	-	\$	2,042,357	\$ 2,042,357
18 ACOUSTICAL WORK	\$	-	\$	-	\$	409,800	\$ 409,800
19 HARD FLOORING	\$	-	\$	-	\$	259,900	\$ 259,900
20 EPOXY TERRAZZO FLOORING	\$	-	\$	-	\$	146,687	\$ 146,687
21 SOFT FLOORING	\$	-	\$	-	\$	423,332	\$ 423,332
22 PAINTING	\$	-	\$	-	\$	218,581	\$ 218,581
23 SPECIALTIES	\$	-	\$	-	\$	92,600	\$ 92,600
24 SPECIALTIES - INSTALL	\$	-	\$	-	\$	18,475	\$ 18,475
25 EQUIPMENT & APPLIANCES - NIC	\$	-	\$	-	\$	-	\$ -
26 WINDOW TREATMENTS - NIC	\$	-	\$	-	\$	-	\$ -
27 CONVEYING SYSTEMS	\$	-	\$	-	\$	247,100	\$ 247,100
28 FIRE SPRINKLERS	\$	-	\$	-	\$	374,600	\$ 374,600
29 PLUMBING SYSTEMS	\$	-	\$	-	\$	904,522	\$ 904,522
30 HVAC & MECHANICAL SYSTEMS	\$	-	\$	-	\$	2,794,271	\$ 2,794,271
31 ELECTRICAL SYSTEMS	\$	-	\$	-	\$	2,876,600	\$ 2,876,600
32 BUILDING PERMIT FEES	\$	-	\$	-	\$	-	\$ -
SUBTOTAL	\$	2,290,977	\$	2,575,628	\$	19,221,112	\$ 24,087,717
33 GENERAL CONDITIONS	\$	245,755	\$	-	\$	1,415,363	\$ 1,661,118
34 PROJECT INSURANCES	\$	32,216	\$	32,710	\$	259,817	\$ 324,743
35 SUBCONTRACTOR DEFAULT INSURANCE	\$	-	\$	-	\$	-	\$ -
36 PERFORMANCE & PAYMENT BOND	\$	24,405	\$	24,779	\$	194,351	\$ 243,535
SUBTOTAL	\$	2,593,353	\$	2,633,117	\$	21,090,642	\$ 26,317,113
37 FEE	\$	97,251	\$	98,742	\$	784,206	\$ 980,199
SUBTOTAL	\$	2,690,604	\$	2,731,859	\$	21,874,849	\$ 27,297,312

ALLOWANCES	\$		\$		\$		\$ 381,340
Asphalt Escalation	\$	31,340	\$	-	\$	-	\$ -
Early Steel Design Contingency	\$	-	\$	100,000	\$	-	\$ -
Expedite Construction Schedule	\$	-	\$	-	\$	250,000	\$ 250,000
Material Escalation Contingency	\$	-	\$	-	\$	-	\$ -
CONTINGENCY	\$	68,729	\$	77,269	\$	571,279	\$ 717,277
TOTAL	\$	2,790,674	\$	2,909,128	\$	22,696,128	\$ 28,395,930

Attachment B

JHEC GMP #3 Preliminary/Draft Qualifications – WORKING DRAFT WHILE CONTINUING SCOPE REVIEWS

July 09, 2015

General -

Excludes permit fees

Assumes offsite parking provided by Owner at Boyd Chevrolet location

Landscaping -

Base bid includes hardwood mulch at raised planters.

Masonry -

Excludes special "corner shape" brick shown in Detail 15/AE512, Detail 19/AE513 and similar. We will provide brick with raked head as offered by Taylor Brick Co.

Roofing -

Includes 24"x24"x0.8" "Stoneline" series porcelain paver at L2 roof area

Metal Panels –

Need to work through Soffit Material.

Need to visit ACM for wall panels in lieu of Dri-Design.

Firestopping -

Excludes single source firestopping materials

Glass & Glazing -

Excludes hinged curtain wall frame at louvered areaway as shown in Detail 5/AE512. Kawneer has advised that their framing system is not appropriate for this application.

Includes manufacturer's (AluFlam) standard hardware at Door #200-D.

Includes \$50K allowance (inclusive of taxes, OH&P) for aluminum canopy system at ambulance entrance.

Fire Sprinkler -

Excludes dry pipe fire sprinkler system to serve drop-off/entrance canopies.

Plumbing -

Excludes special finish on Armaflex pipe insulation described in Spec 220719, Part 3.8.B

Includes medical gas verification by third party.

HVAC -

Includes final air and water balance by third party.

Electrical -

Excludes exterior pole lights and associated concrete bases, as none were shown on the drawings

Excludes tele/data/comm wiring, devices, and equipment. We will provide empty backboxes and conduit stub-out to an accessible ceiling.



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Change Order

PROJECT (Name and address):	CHANGE ORDER NUMBER: 003	OWNER: <input checked="" type="checkbox"/>
6th Ave Joint Health Education Center	DATE: 07-09-15	ARCHITECT: <input type="checkbox"/>
747 6 th Ave West		CONTRACTOR: <input type="checkbox"/>
Hendersonville, NC 28739		FIELD: <input type="checkbox"/>
TO CONTRACTOR (Name and address):	ARCHITECT'S PROJECT NUMBER: 141108	OTHER: <input type="checkbox"/>
James R. Vannoy & Sons Const. Co	CONTRACT DATE: 3-18-15	
1608 US Hwy 221N	CONTRACT FOR: General Construction	
Jefferson, NC 28640		

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

GMP#3- Building Construction

Reference Attachment "A" Guaranteed maximum price #3 Summary.

Reference Attachment "B" Guaranteed maximum price #3 Clarification.

Reference Attachment "C" Guaranteed maximum price #3 Document Log.

The original Contract Sum was	\$ 2,790,674.00
The net change by previously authorized Change Orders	\$ 3,611,806.00
The Contract Sum prior to this Change Order was	\$ 6,402,480.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 22,696,128.00
The new Contract Sum including this Change Order will be	\$ 29,098,608.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is July 1, 2016 for second floor, August 12, 2016 for third floor, and September 23, for first floor.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Clark-Nexsen	James R. Vannoy & Sons Construction	County Of Henderson
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
1 West Pack Square	1608 US Hwy 221N	1 Historic Courthouse Square
Asheville, NC 28801	Jefferson, NC 28640	Suite 5
		Hendersonville, NC 28792
ADDRESS	ADDRESS	ADDRESS
BY (Signature)	BY (Signature)	BY (Signature)
(Typed name)	(Typed name)	(Typed name)
DATE	DATE	DATE