

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** November 18, 2015

**SUBJECT:** Career Academy Proposal

**PRESENTER:** John Mitchell, Business and Community Development Director

**ATTACHMENTS:** Yes

1. Career Academy Proposal

#### **SUMMARY OF REQUEST:**

At the October mid-month meeting of the Board of Commissioners, staff was instructed to solicit a proposal from the County's Architect of Record, Clark Nexsen to build a Career Academy on the campus of Blue Ridge Community College.

The attached Career Academy Proposal is for a 50,000 square foot facility at a cost of \$13,053,883. The architect's proposed fee is 6% of the total project which is \$783,250. September of 2017 is the projected completion date.

#### **BOARD ACTION REQUESTED:**

Accept the Career Academy Proposal and direct staff to begin the project.

#### **Suggested Motion(s):**

*I move to accept the Career Academy Proposal and direct staff to begin the project.*



November 5, 2015

CN #5199.F

Henderson County  
1 Historic Courthouse Square  
Suite 5  
Hendersonville, NC 28792

Attn: Mr. John Mitchell

**Re: Career Academy**

Dear Mr. Mitchell,

Clark Nexsen is pleased to present you with this proposal as an amendment to our current agreement dated January 6, 2014. This proposed amendment will be formalized utilizing the attached G802-2007 document. The proposed project is based on the presentation that we made to the Commissioners on October 21, 2015. Itemized below are the preliminary parameters for the project.

- a. Building shall house approximately 50,000 sf for the Career Academy and the Early College program for the Henderson County Public Schools within this building there will be shared common spaces including a dining area, multipurpose space, and a media center.
- b. The current concept provides for two separate entrances and parking to support each program.
- c. The facility will be located on Blue Ridge Community Colleges' campus as identified during our presentation.

Our scope of work will be in compliance with current agreement. We will also provide the following items:

- a. A maximum of 4 Space Programming meetings to determine the size, quantity, and adjacency of the program elements. During the space programming efforts we will meet with user groups as designated by Henderson County Public Schools.
- b. We have included 5 total presentations to the School Board, County Commissioners, etc. Additional presentations will be at our standard hourly rates for presentation and preparation time.
- c. Schematic, Design Development, and Construction Documents are per Article 3 in our current agreement.
- d. Civil engineering associated with the building and parking is included as part of this proposal. Utility extension beyond the confines of the building site are excluded from our proposal.
- e. Landscape design is limited to zoning code compliance requirements.
- f. Delivery method for the project shall be a Construction Manager at Risk. Construction manager shall be responsible for project estimating and pre-construction activities. If the project is hard bid, additional costs are associated with managing the bidding process.



- g. Construction administration- On site meetings or site visits are limited to a maximum of 24 visits. We have anticipated a maximum construction effort of 12 months allowing for 2 site visits per month. Shop drawings shall be reviewed a maximum of 2 times per submittal received. One (1) Substantial Completion inspection and One (1) Final Completion inspection are included as part of this proposal.

We are excluding the following items:

- a. Geotechnical investigations
- b. Site surveying
- c. Hazardous material investigations.
- d. Equipment planning
- e. Technology/security- We have included infrastructure design (conduit, cable tray, back box only) in our fee proposal. We have not included hardware or equipment design. This is a requirement of the project and will need to be provided independently by the school systems vendor.
- f. Kitchen equipment design and layout shall be by the owner's vendor. CN will coordinate utilities to the equipment.
- g. Furniture, Fixture, and Equipment- We have not included the design requirements for the FFE package in this proposal.
- h. Multiple bid packages, early site packages, early steel packages are not included in this fee proposal.
- i. Conform drawings and specifications are not included in this proposal. The Construction Manager at Risk shall be responsible for incorporation of addenda and distribution of materials to subcontractors.
- j. This project shall be reviewed by Department of Insurance and local authorities having jurisdiction. Review by State Construction is not included as part of this proposal. Special use permitting or City Council approval is not included as part of this proposal.
- k. We will incorporate smart sustainable design elements throughout the building. LEED Certification or Green Globes Certification is excluded.
- l. "Out of house" printing or publications shall be billed at our cost plus ten percent (10%). All travel expenses are included as part of our proposal.

**Proposed Fee:**

The preliminary budget of the project is based on limited programming efforts with the school system. Currently, the construction budget + contingency is \$13,053,883. For the above noted items and for work described in our current contract, we would propose a contract amendment in the amount of \$783,250. Should the project scope or cost increase, we will need to revisit the design efforts and adjust our costs accordingly.

**Project Schedule:**



Attached to this letter is an updated schedule based on our understanding of the revised target dates. It is critical that the owner and design team work together to achieve these dates.

Thank you again for the continued opportunity to work with you and Henderson County. After you have had a chance to review this document, please do not hesitate to contact me to discuss this further.

Sincerely,  
Clark Nexsen, Inc.



Principal

Enclosures



One West Pack Square, Suite 1501  
Asheville, NC 28801  
[clarknexsen.com](http://clarknexsen.com)

CLARK NEXSEN 

DRAFT

# AIA<sup>®</sup> Document G802<sup>™</sup> - 2007

## Amendment to the Professional Services Agreement

Amendment Number: 003

TO: Mr. John Mitchell  
(Owner or Owner's Representative)

In accordance with the Agreement dated: January 6, 2014

**BETWEEN** the Owner:  
(Name and address)

Henderson County  
1 Historic Courthouse Square  
Suite 5  
Hendersonville, NC 28792

and the Architect:  
(Name and address)  
Clark, Nexsen, Inc.  
1 West Pack Square Suite 1501  
Asheville, NC 28801

for the Project:  
(Name and address)  
Career Academy located at located at Blue Ridge Community College

Authorization is requested  
 to proceed with Additional Services.  
 to incur additional Reimbursable Expenses.

As follows:  
Scope as described in attached letter dated November 5, 2015

The following adjustments shall be made to compensation and time.  
(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.)

Compensation:  
Seven Hundred Eighty Three Thousand Two Hundred Fifty dollars (\$783,250)

Time:  
Delivery dates as indicated on the primary project schedule or as mutually agreed upon by the Owner and the Architect.



SUBMITTED BY:

AGREED TO:

(Signature)

Chadwick S. Roberson, AIA  
Managing Principal

(Printed name and title)

11-5-15

(Date)

(Signature)

(Printed name and title)

(Date)

PREAUDIT CERTIFICATE

This instrument has been preaudited in the manner  
required by the Local Government Budget & Fiscal  
Control Act, N.C.G.S. 159-28(a)

*James C. McKellam*  
Henderson County Finance Director

ID	% Comp	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1	0%	★	<b>Programming</b>	26 days	Mon 11/23/15	Mon 12/28/15	
2	0%	🔗	Kick off meeting with 1 eday	1 eday	Mon 11/23/15	Tue 11/24/15	
3	0%	🔗	HCS	14 edays	Tue 11/24/15	Tue 12/8/15	2
4	0%	🔗	CN programming and 14 edays adjacency study	0.38 edays	Tue 12/8/15	Tue 12/8/15	3
5	0%	🔗	Present Program data to interested CN modify programming based on review	7 edays	Tue 12/8/15	Tue 12/15/15	4
6	0%	🔗	Receive approval of the program and adjacencies	1 eday	Wed 12/16/15	Thu 12/17/15	4,5
7	0%	🔗	<b>Schematic Design</b>	63 days	Tue 12/15/15	Sat 3/12/16	5
8	0%	🔗	Adjacency diagrams/stacking diagrams	15.38 edays	Mon 12/21/15	Tue 1/5/16	6,5,18
9	0%	🔗	Advertisement for CN-30 edays	12.38 edays	Thu 1/28/16	Tue 2/9/16	9
10	0%	🔗	Evaluate CMR information	1 day	Wed 2/10/16	Wed 2/10/16	10
11	0%	🔗	Notify CM R of presentation date	1 day	Thu 2/11/16	Thu 2/11/16	11
12	0%	🔗	Owner review	1 day	Fri 2/12/16	Fri 2/12/16	12
13	0%	🔗	Notify CMR of Selecti	1 day	Mon 2/15/16	Mon 2/15/16	13
14	0%	🔗	Negotiate CMR (fee and terms)	11.38 edays	Mon 2/15/16	Sat 2/27/16	14
15	0%	🔗	Present CMR to Commission for approval	14 edays	Sat 2/27/16	Sat 3/12/16	15
16	0%	🔗	Project Team meeting	1 eday	Tue 1/5/16	Wed 1/6/16	
17	0%	🔗	CN prepare preliminary floor review for preliminary floor	14 edays	Tue 12/15/15	Tue 12/29/15	
18	0%	🔗	Review for preliminary floor	1 day	Wed 12/30/15	Wed 12/30/15	18
19	0%	🔗	Follow up meeting to review plan modifications	14 edays	Wed 12/30/15	Wed 1/13/16	19
20	0%	🔗	Clark Nexsen modifications	7 edays	Mon 1/18/16	Mon 1/25/16	17
21	0%	🔗					

Project: project schedule 11-12-15  
Date: Fri 11/13/15

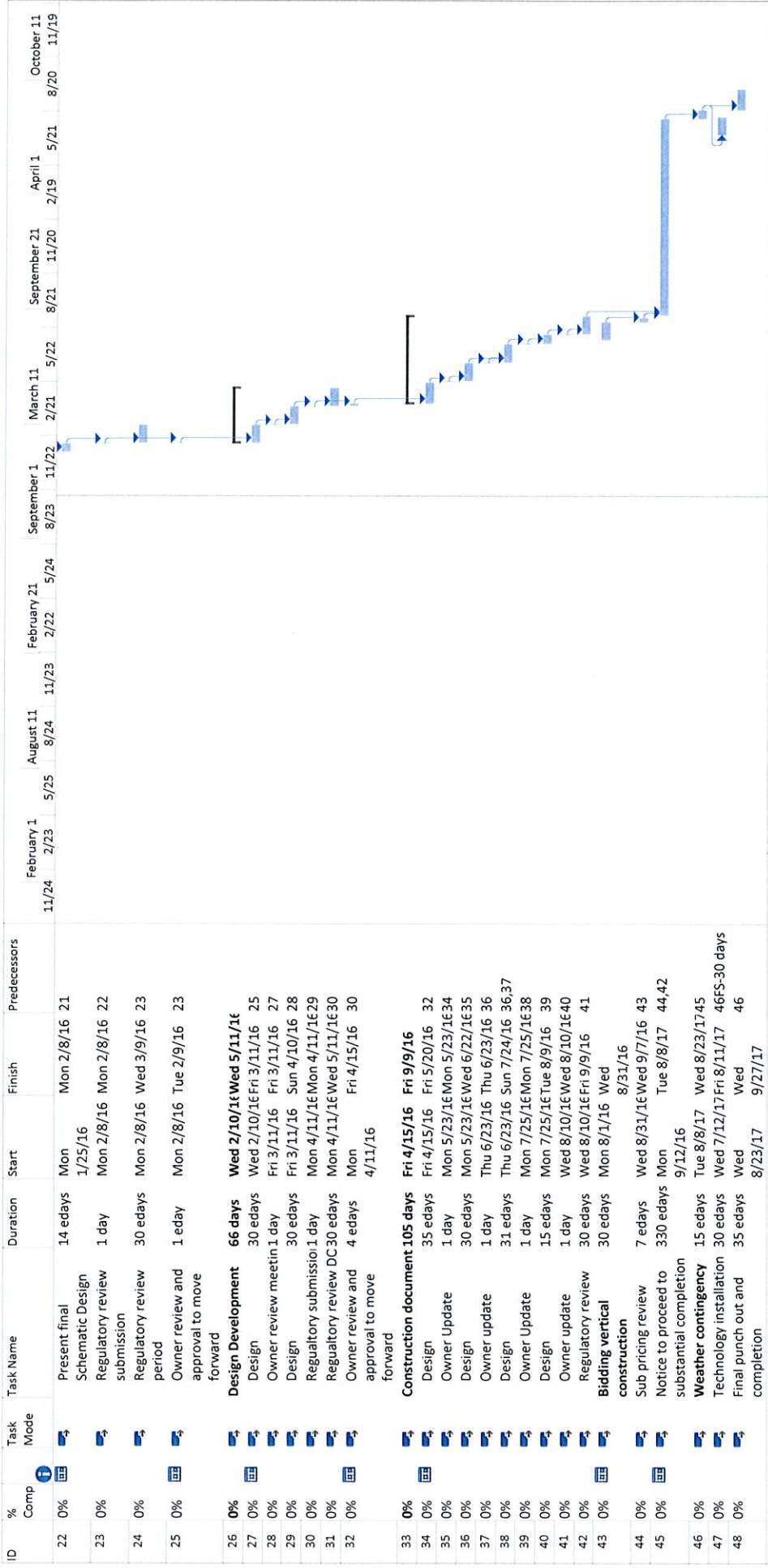
Task Split Milestone Summary

Project Summary External Tasks External Milestone Inactive Task

Inactive Milestone Inactive Summary Manual Task Duration-only

Manual Summary Rollup Manual Summary Start-only Finish-only

Deadline Progress Manual Progress



Project: project schedule 11-12-15  
Date: Fri 11/13/15

Task: Project Summary, External Tasks, External Milestone, Inactive Task, Inactive Milestone, Manual Summary, Manual Task, Manual Milestone, Manual Progress, Manual Summary Rollup, Start-only, Finish-only, Duration-only

Legend: Deadline (blue bar), Progress (blue bar), Manual Progress (blue bar), Inactive Milestone (grey bar), Inactive Summary (grey bar), Manual Task (blue bar), Duration-only (blue bar)