

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 2, 2016

SUBJECT: Hendersonville High School Proposal

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Yes

1. Hendersonville High School Proposal

SUMMARY OF REQUEST:

At the April 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 construct a new facility for Hendersonville High School.

The attached Hendersonville High School Proposal is for a 161,500 square foot facility at a cost of \$ 52,583,500. The architect's proposed fee is 6% of the construction budget for the project which is \$2,724,000.

The project is scheduled to begin construction in May of 2018, and be completed in time for the 2020 school term.

BOARD ACTION REQUESTED:

Accept the Hendersonville High School Proposal and direct staff to begin the project.

Suggested Motion(s):

I move to accept the Hendersonville High School Proposal and direct staff to begin the project.



April 25, 2016

CN #5199.A

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

Attn: Mr. John Mitchell

Re: Hendersonville High School

Dear Mr. Mitchell,

Attached to this letter is our amendment to perform design services associated with Hendersonville High School. It is our understanding that the program will be verified at the beginning of the project, but generally follows the space profiles recommended by the Department of Public Instruction's 800 students with a 1000 student core.

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

- a. A maximum of 5 Space Programming meetings to finalize 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 and Henderson County Schools. Our fee is based on a building of approximately 161,500 sf and a budget as described below.
- b. We have included 8 total presentations to the Primary User Groups, County Commissioners, School board, Alumni Association, 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. We do not anticipate having to rezone the property and have not included this in 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- Our site meetings or site visits are limited to a maximum of 60 visits. We have anticipated a maximum construction effort of 30 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. Mass demolition drawings of existing buildings on the campus shall be performed by the hazardous material investigator or demolition contractor.
- e. Environmental studies such as Phase 1 or Phase 2.
- f. Equipment planning-Owner shall provide cut sheets on all equipment to be installed in the facility.
- g. Technology/security- We have included infrastructure design (conduit, cable tray, back box only) in our fee proposal. We have not included hardware or technology equipment design. This is a requirement of the project and will need to be provided independently by the County's/school systems vendor.
- h. Furniture, Fixture, and Equipment- We have not included the design requirements for the FFE package in this proposal. This includes interior and exterior signage.
- i. Multiple bid packages, early site packages, early steel packages are not included in this fee proposal.
- j. 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.
- k. This project shall be reviewed by Department of Insurance, Department of Public Instruction and local authorities having jurisdiction.
- l. We will incorporate smart sustainable design elements throughout the building. LEED Certification or Green Globes Certification is excluded.
- m. "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 presentations we have made to the School Board and the County Commissioners. It is our understanding that the total project budget is \$52,583,500, with a construction budget of \$45,400,000.

For the above noted items and for work described in our current contract, we would propose a contract amendment in the amount of \$2,724,000. 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 the proposed schedule based on our understanding of the 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

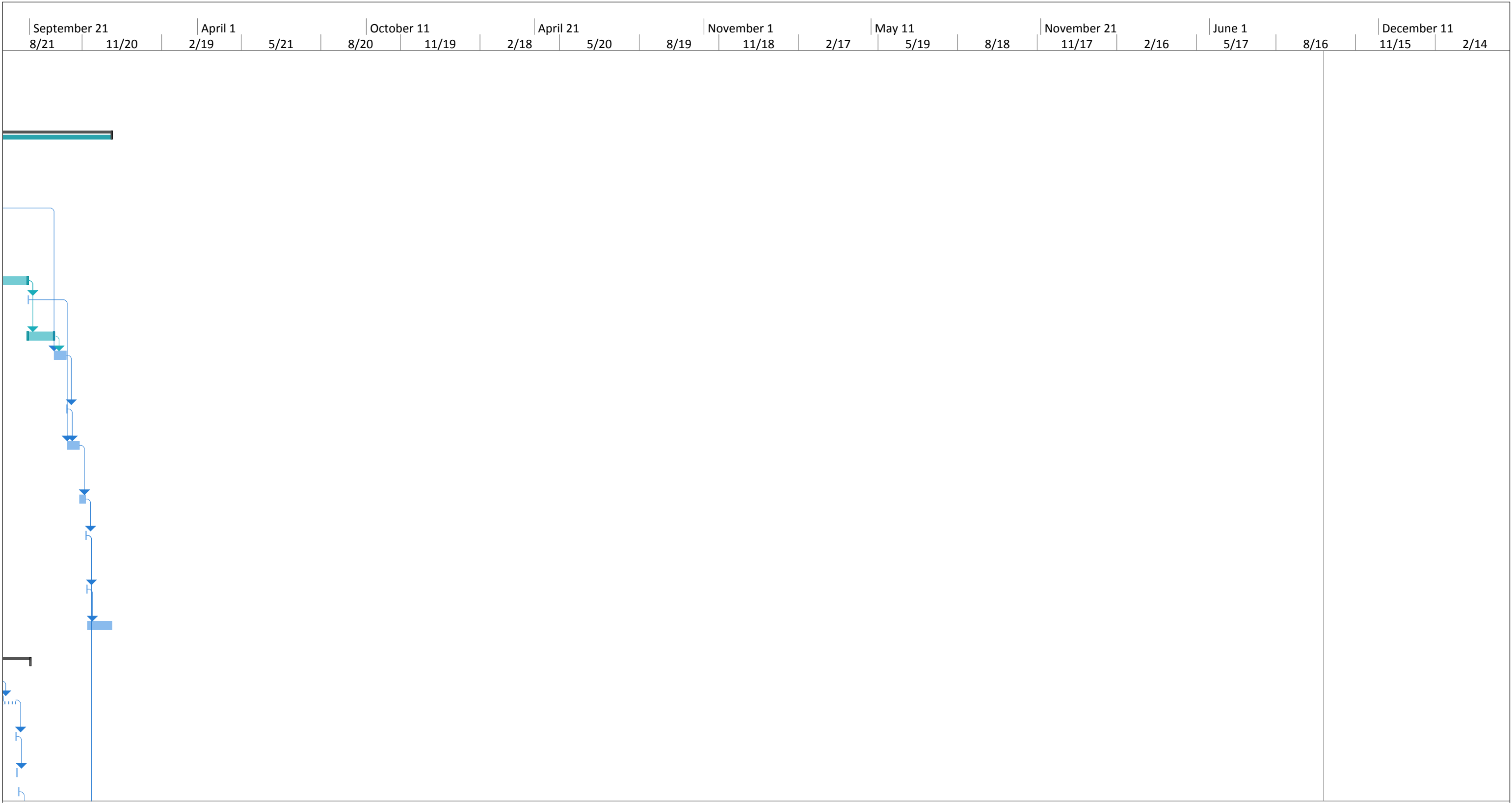


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clarknexsen.com

CLARK NEXSEN 

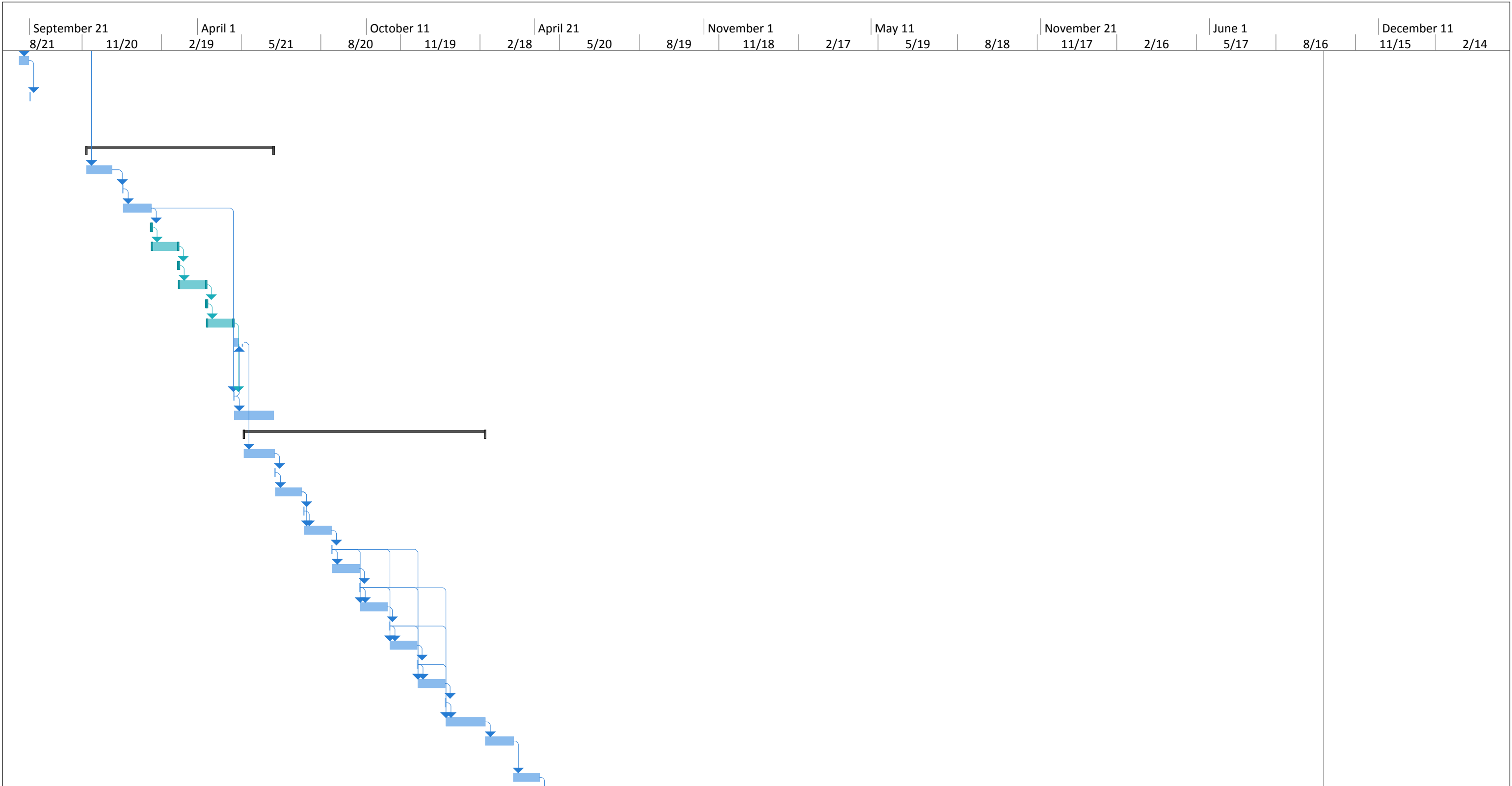
| ID | % Compl | Task Mode | Task Name | Duration | Start | Finish | Predecessors | Gantt Chart | | | | | | | | | | | |
|----|---------|-----------|---|-----------|--------------|-------------|---------------|-------------|-----------------|------|----------------|-------|------------------|------|------------------|-------|---------------|------|--|
| | | | | | | | | 11/24 | February 1 2/23 | 5/25 | August 11 8/24 | 11/23 | February 21 2/22 | 5/24 | September 1 8/23 | 11/22 | March 11 2/21 | 5/22 | |
| 57 | 0% | | Early site/early steel bidding | 121 edays | Fri 11/24/17 | Sun 3/25/18 | 59SS-120 days | | | | | | | | | | | | |
| 58 | 0% | | Contract preparations and commissioner | 14 edays | Thu 4/26/18 | Thu 5/10/18 | 56 | | | | | | | | | | | | |
| 59 | 0% | | Notice to proceed and construction New Construction | 610 edays | Thu 5/10/18 | Fri 1/10/20 | 58 | | | | | | | | | | | | |
| 60 | 0% | | Schedule contingency | 47 edays | Fri 1/10/20 | Wed 2/26/20 | 59 | | | | | | | | | | | | |
| 61 | 0% | | Weather contingency | 45 edays | Wed 2/26/20 | Sat 4/11/20 | 60 | | | | | | | | | | | | |
| 62 | 0% | | Final punch out and completion | 35 edays | Sat 4/11/20 | Sat 5/16/20 | 61 | | | | | | | | | | | | |
| 63 | 0% | | AV installation /furniture install | 60 days | Mon 5/18/20 | Fri 8/7/20 | 62 | | | | | | | | | | | | |
| 64 | 0% | | Phase 2 site work and demoltion | 120 edays | Wed 6/10/20 | Thu 10/8/20 | 61 | | | | | | | | | | | | |

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| Project: project schedule HHS-3-2 Date: Mon 3/28/16 | Task | | Project Summary | | Inactive Milestone | | Manual Summary Rollup | | Deadline | |
| | Split | | External Tasks | | Inactive Summary | | Manual Summary | | Progress | |
| | Milestone | | External Milestone | | Manual Task | | Start-only | | Manual Progress | |
| | Summary | | Inactive Task | | Duration-only | | Finish-only | | | |



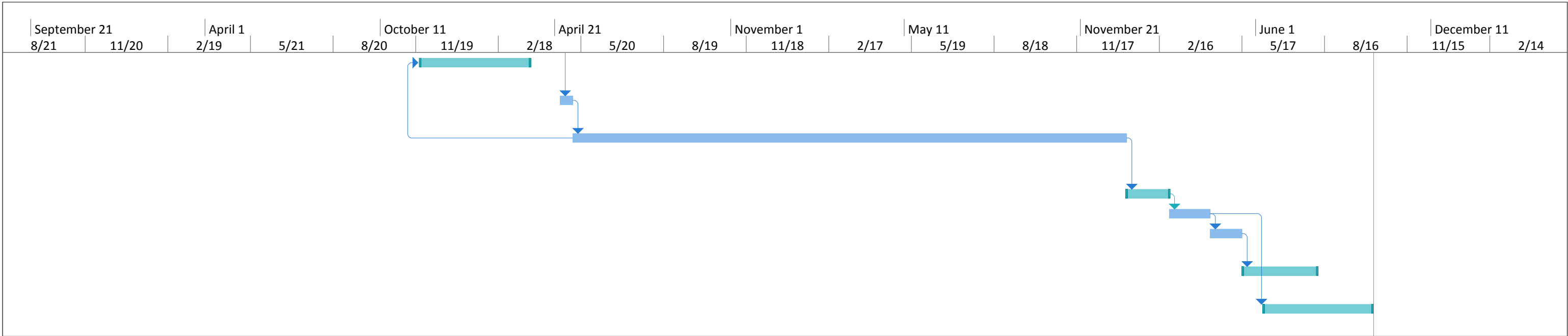
Project: project schedule HHS-3-2
Date: Mon 3/28/16

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Project: project schedule HHS-3-2
Date: Mon 3/28/16

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Project: project schedule HHS-3-2
Date: Mon 3/28/16

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