

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** August 17, 2016

**SUBJECT:** Construction Manager at Risk Selection

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

**ATTACHMENTS:** Yes

1. Letter from Clark Nexsen – July 29, 2016

### SUMMARY OF REQUEST:

At the July 20<sup>th</sup> meeting of the Board of Commissioners, the Board approved the completed programming and schematic design for the Emergency Services Headquarters (ESHQ).

Staff convened a committee to select a Construction Manager at Risk to complete the project. A Request for Qualifications was advertised in May, and on June 13<sup>th</sup>, Clark Nexsen received responses from four potential contractors.

After a pre-selection process, the four potential firms were interviewed on July 22<sup>nd</sup>. The potential firms were scored on a 120 point scale utilizing a Prequalification Ratings Matrix. After a tally of the scores, Cooper Construction was selected as the committee's recommendation as the Construction Manager at Risk for the ESHQ project.

### BOARD ACTION REQUESTED:

Select Cooper Construction as the Construction Manager at Risk for the Emergency Services Headquarters project.

### Suggested Motion(s):

*I move that the Board select Cooper Construction as the Construction Manager at Risk for the Emergency Services Headquarters project.*



July 29, 2016

CN #5199.G

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

Attn: Mr. John Mitchell

**Re: Emergency Services Headquarters**

Dear Mr. Mitchell,

On June 13, 2016, Clark Nexsen on behalf of the County, received qualifications from the following General Contractors interested in becoming the Construction Manager at Risk for the Emergency Services Headquarters:

1. Cooper Construction
2. Hickory Construction
3. H&M Constructors
4. Vannoy Construction

On July 22, 2016, interviews were held for the candidates. During these interviews, each group presented their expertise, perception of the project challenges, preconstruction approach and construction methodologies. The format consisted of 25 minute presentation and 20-25 minutes of questions and answer. The presenters were scored on a 120 point scale utilizing a Prequalification Ratings Matrix. The categories are arranged in 3 groups; Minimum requirements, General Requirements, and Project Specific Requirements. After a tally of the scores the following order was established from highest to lowest:

1. Cooper Construction
2. Vannoy Construction
3. Hickory Construction
4. H&M Constructors

With the County's permission, we would request that Cooper be notified of their potential selection as Construction Manager at Risk. We will work with them to negotiate the Preconstruction Fee for their initial efforts while contracts are being reviewed by the attorneys. If there are any further questions, please do not hesitate to contact me.



Sincerely,  
Clark Nexsen, Inc.

A handwritten signature in black ink, appearing to be 'CSK', with a long horizontal line extending to the right.

Principal



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Asheville, NC 28801  
clarknexsen.com

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