

## **REQUEST FOR BOARD ACTION**

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

**MEETING DATE:** February 15, 2017

**SUBJECT:** Edneyville Elementary School

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

**ATTACHMENTS:** Yes

1. Edneyville Elementary School Proposal

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

At the January 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 new Edneyville Elementary School to be located next to the existing school.

The attached Edneyville Elementary School Proposal is for an 87,000 square foot facility at a total cost of \$24,996,228. Construction cost and contingency form a construction budget of 20,951,500. The architect's proposed fee is 6% of the construction budget which totals \$1,257,000.

August 1, 2019 is the projected completion date.

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

Accept the Edneyville Elementary School Proposal and direct staff to begin the project.

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

*I move to accept the Edneyville Elementary School Proposal and direct staff to begin the project.*



February 7, 2017

CN #5199.D

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

Attn: Mr. John Mitchell

**Re: Edneyville Elementary**

Dear Mr. Mitchell,

Clark Nexsen is pleased to present you with this proposal as an amendment to our current agreement. This proposed amendment will be formalized utilizing the G802-2007 document. The proposed project is based on preliminary program analysis. Itemized below are the preliminary parameters for the project.

- a. Building shall house approximately 87,000 sf for the New Edneyville Elementary School for the Henderson County Public Schools. Program shall generally follow the Department of Public Instructions guidelines for a 600 student school with core capacity of 700.
- b. The new facility will be housed on the existing Edneyville Elementary School site.

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. It is our understanding that a sewer line extension along Highway 64 will be in place at a future date to allow the new school to tap into the new line. We have not included fees or time in the project schedule to accommodate the design time or NC State approval of an onsite septic system.
- 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 28 visits. We have anticipated a maximum construction effort of 14 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 associated with the existing building
- d. Demolition drawings associated with the existing building
- e. Equipment planning
- f. 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.
- g. Furniture, Fixture, and Equipment- We have not included the design requirements for the FFE package in this proposal.
- h. Project signage or wayfinding is excluded from our proposal.
- 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 limited programming efforts with the school system. Currently, the construction budget + contingency is \$20,951,500. The total project budget is \$25,000,000. For the above noted items and for work described in our current contract, we would propose a contract amendment in the amount of \$1,257,000. 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 an updated 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**



Chadwick S Roberson, AIA, LEED AP BD+C  
Principal  
828.232.0608  
[croberson@clarknexsen.com](mailto:croberson@clarknexsen.com)

Enclosures

- a. Project schedule
- b. Project budget



Conceptual Budgeting - Edneyville Elementary 2/7/2017

Phase 1 - Clear and Prepare the Site	4.5	acres	@	\$ 185,000.00		\$ 832,500.00
Escalation-Assumed construction complete by 9/2015	12	month	@	.33% per month	3.960%	\$ 32,967.00
Phase 2 - Construct New Buildings	87,000	sf	@	\$ 172.00		\$ 14,964,000.00
Phase 3 - Relocate	3	months				
Phase 4 - Demolish Existing Buildings	64,000	sf	@	\$ 8.00		\$ 512,000.00
Phase 5 - Sitework	6.0	acres	@	\$ 185,000.00		\$ 1,110,000.00
Escalation-Assumed construction complete by 3/2017	20	month	@	.33% per month	6.600%	\$ 1,094,676.00
<b>Sub total</b>						<b>\$ 18,546,143.00</b>
Overhead and Profit					6.0%	\$ 1,112,768.58
<b>Sub total</b>						<b>\$ 19,658,911.58</b>
Bonds and insurance					1.5%	\$ 294,883.67
<b>Grand Total Construction costs</b>						<b>\$ 19,953,795.25</b>
Owner Contingency					5.0%	\$ 997,689.76
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					12.0%	\$ 2,394,455.43
Commissioning agent					1.0%	\$ 199,537.95
Furniture, fixture, equipment	87,000	sf	@	\$ 10.00		\$ 850,750.00
Technology/ Equipment						\$ 600,000.00
<b>Total Project costs</b>						<b>\$ 24,996,228.40</b>

**Assumptions for conceptual budget**

1. Steel Framed building
2. Construction site would be located on an existing site
3. Escalation is assumed to the mid point of construction
4. Construction Manager at Risk Delivery method
5. Current construction market trends maintain current growth patterns
6. Single story construction
7. Shallow foundation systems
8. No excessive amounts of unsuitable soils, rock, wetlands, or storm water detention beyond typical NCDEHNR requirements
9. No finance charges, bond procurement fees, legal fees, etc. are included
10. No purchase cost for land
11. Onsite parking
12. Moderate level of sustainability-NC 2012 Energy code compliant



Task Name	Duration	Start	Finish
Building programming	20 days	Wed 2/1/17	Tue 2/28/17
Finalize building programming	1 day	Wed 3/1/17	Wed 3/1/17
Owner/user approval of program	1 day	Thu 3/2/17	Thu 3/2/17
Site evaluation	21 days	Fri 3/3/17	Fri 3/31/17
Schematic design	90 days	Fri 3/31/17	Thu 6/29/17
Design development	90 days	Thu 6/29/17	Wed 9/27/17
Construction documents	120 days	Wed 9/27/17	Thu 1/25/18
Bidding	33 days	Thu 1/25/18	Tue 2/27/18
Contracts	16 days	Tue 2/27/18	Thu 3/15/18
Construction	440 days	Thu 3/15/18	Wed 5/29/19
Final Punch list	30 days	Wed 5/29/19	Fri 6/28/19
School open for students	1 day	Thu 8/1/19	Thu 8/1/19



Demolition of existing buildings and final site work	120 days	Mon 6/10/19	Tues 10/8/19
Project complete	28 days	Thu 9/26/19	Thu 10/24/19

