

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: June 19, 2024

SUBJECT: Vannoy Construction's Preconstruction Fee Proposal, and Construction Fee Proposal for the Henderson County Hospital Corporation MOB's

PRESENTER: Bryan Rhodes, HC Capital Projects Construction Manager

ATTACHMENTS: Yes
1.) Pre-Con Proposal and Construction Fee Proposal

SUMMARY OF REQUEST:

The Board is requested to approve the Pre-Con Proposal and Construction Fee Proposal, from Vannoy Construction, and authorize staff to proceed to Contract for Pre-Con Services, for the Henderson County Hospital Corporation MOB's project.

The Pre-Con proposal received from Vannoy Construction is for a price of \$400,000.00. Their proposed Construction Fee is 3.75%, which will be shown on the Guaranteed Maximum Price.

BOARD ACTION REQUESTED:

The Board is requested to approve the Pre-Con Proposal and Construction Fee Proposal, from Vannoy Construction and authorize staff to proceed to Contract, for Pre-Con Services, for the Henderson County Hospital Corporation MOB's project.

Suggested Motion:

I move the Henderson County Board of Commissioners approve the Preconstruction Proposal, for Vannoy Construction, in the amount of \$400,000.00, and for the Construction Fee Proposal of 3.75%, for the Construction phase of the project.



May 23, 2024

Mr. Chris Todd
Henderson County
Director of Business and Community
Development
100 North King Street
Hendersonville, NC 28792

Re: Henderson County
Medical Office Buildings - Pre-Con Proposal

Mr. Todd;

All of us at Vannoy Construction are extremely excited about the opportunity to be a part of these Community-benefiting Medical Office Buildings; we are ready to join the project team and meet all challenges and demands together!

Pursuant to your request this letter is to propose Pre-Construction phase services and a project CMAR fee for the (4) Henderson County Medical Office Buildings project. It is our understanding this project consists of (4) – approximate 40,000 sf MOB's and related site development with an anticipated project budget of \$80,000,000.

Pre-Construction – Goals and Objectives:

1. Develop a complete understanding of program goals and requirements.
2. Identify all Client expectations of the end product.
3. Review and confirm programming requirements and goals are maintained throughout design.
4. Develop a site utilization plan that maximizes construction efficiency all while minimizing disruption.
5. Establish acceptable turnaround times for responses from designer, owner, and CMR.
6. Set due dates for reports, reviews, and responses.
7. Establish schedule of face-to-face meetings for milestone reviews and reconciliations.
8. Establish format for drawing coordination and constructability reviews.
9. Establish common estimating format to be used by designer and CMR.
10. Ensure project is on budget at each phase and adjust before continuing.
11. Engage the local community and maximize participation in the construction phase.
12. Maintain accountability at all times!

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NC GENERAL CONTRACTORS LICENSE NO. 3810 (UNLIMITED)



Pre-Construction – Design Phases

1. Schematic Design Phase

- a. Participate in design meetings with Owner and their consultants
- b. Review feasibility of building systems and site design and provide written comments
- c. Review Architectural and Engineering space/system plans and provide written comments
- d. Perform SD estimate and reconcile with 3rd party estimator
- e. Provide written preliminary constructability report for review
- f. Value analysis study
- g. Review and provide feedback on owner's conceptual schedule
- h. Engage major trade contractors

2. Design Development Phase

- a. Participate in design meetings with Owner and their consultants
- b. Review constructability of building systems and site constraints and provide written report with recommendations
- c. Review Architectural and Engineering space/system plans and notify designer and owner, in writing, of ambiguous, confusing, conflicting, or erroneous items for resolution.
- d. Prepare independent conceptual cost estimate and reconciliation with Design Team's estimate using agreed upon common format to allow for "apples-to-apples" comparison
- e. Update final preliminary constructability report for review
- f. Value analysis study
- g. Prepare preliminary overall project schedule and advise of any deficiencies in adhering to schedule by any party.
- h. Engage major trade contractors

3. Construction Document Phase

- a. Participate in design meetings with Owner and their consultants
- b. Review constructability of building systems and site constraints and provide written report with recommendations.
- c. Revise preliminary project schedule to meet Henderson County's milestone dates and advise of any deficiencies in adhering to schedule by any party.
- d. Review Architectural and Engineering space/system plans and notify designer and owner, in writing, of ambiguous, confusing, conflicting, or erroneous items for resolution.
- e. Present final constructability report for Henderson County's review
- f. Value analysis study and final summary prior to bidding
- g. Prepare independent cost estimate and reconciliation with Design Team's estimate using agreed upon common format to allow for "apples-to-apples" comparison
- h. We understand there will be several phases of these documents to achieve the desired schedule.
- i. Provide a thorough interdisciplinary coordination review of the Construction Drawings and Specifications submitted for review to the State Construction Office.



4. Guaranteed Maximum Price

- a. Update project schedule to be used for subcontractor bidding
- b. May require a design completion contingency dependent upon drawing completion stage
- c. Manage subcontractor outreach and pre-qualification process
- d. MWBE Outreach
- e. Subcontractor Bidding and GMP Development
 - Includes sub solicitations, sub outreach events, pre-bid meetings, walk through's etc..
 - Develop bid manuals, logistics plans, phasing plans, schedules, early procurement of long lead items as needed etc..
- f. This proposal does not include GMP preparation for phases that exceed the SCO allotted construction budget as forecasted by the DD budgets.

Pre-Construction Services Proposal Fee: **\$ 400,000**

CMAR Fee: **3.75%**

Thank you again for the confidence and the great opportunity! If there are any questions regarding this proposal, please do not hesitate to contact me at 828-772-4711 or by email at brian.walker@jrvannoy.com.

Sincerely,

A handwritten signature in blue ink that reads 'Brian Walker'.

Brian Walker
Vice President
Vannoy Construction

CC: Bryan Rhodes – Henderson County
File