



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 1/7/2020

Consent Agenda

Department: General Services

Presenter(s): Mike Mace

Contact(s): Mike Mace

Subject: Historic Courthouse, Detention Center, and 200 College Street exterior remediation contract

Brief Summary:

\$6.2M is set aside in the CIP for exterior remediation for the Courthouse, 200 College St., and the Detention Center. General Services combined these projects into one, and released an RFQ for Construction Manager-at-Risk to manage the project. James R. Vannoy Construction was the only firm to submit qualifications on the project.

Subcontractor bids were received in September 2019. Vannoy provided the following pricing for each location:

- Courthouse - \$4,409,850
- 200 College - \$452,757
- Detention Center - \$1,053,448

The total guaranteed maximum price is \$5,916,055, which is \$313,649.83 less than the CIP budget of \$6,229,704.83. Projected start time will be early 2020 with a completion target of 20 months. During the remediation time frame, scaffolding, swing stages and lifts will be used on the jobsite and should have minimal impact to sidewalks and operations.

Recommended Motion & Requested Action:

Recommend executing the Construction Manager at Risk contract with James R. Vannoy Construction in the amount of \$5,916,055.

County Manager's Comments and Recommendation:

County Manager recommends as presented.