



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 8/2/2022

Consent Agenda

Department: General Services

Presenter(s): Ronnie Lunsford

Contact(s): Ronnie Lunsford

Subject: Lucy S. Herring Elementary 2022 SCFC Campus Wide Project Design Contract Amendment

Brief Summary: The School Capital Fund Commission (SCFC) approved a project to perform renovations to Lucy S. Herring Elementary. These renovations were set to include:

- HVAC Systems and Controls Replacement
- Roof Replacement
- Storefront and Window Replacements
- Renovations to Group Toilets
- Kitchen Renovations
- Door Hardware and Guardrail Replacements
- Synthetic Floor Replacements

In April of 2021, General Services contracted with LS3P Architects (formerly PFA Architects) to perform design, bid administration, and construction administration for the project. In April of 2022, after all design work was complete, bids were received. Due to rising material and labor costs, the project came in significantly over budget. An emergency SCFC meeting was held to discuss how the project was to proceed. It was decided by that commission that the HVAC scope, which was a major contributor to the cost overrun, should be removed from the scope and the project should be bid again. To delete the HVAC scope, restructure the drawings, and re-bid the project, the contract with LS3P Architects needs to be amended. No additional funds are required.

Recommended Motion & Requested Action: Recommend amending the contract with LS3P Architects.

County Manager's comments and Recommendation: Approve as presented

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

MODIFICATION OF AGREEMENT
DESIGN CONSULTANT SERVICES
LUCY HERRING ELEMENTARY RENOVATIONS AND REPAIRS

WITNESSETH:

This Modification of Agreement is made and entered into effective as July 13, 2022, by and between Buncombe County, a political subdivision of the State of North Carolina (hereinafter sometimes "County") and LS3P Associates (hereinafter referred to as the "Design Consultant"), County and Design Consultant are sometimes hereinafter collectively referred to as the "Parties."

Whereas, on or about the 4th day of February, 2021, the Parties did enter into and execute an agreement for design consultant services for the Lucy Herring Elementary Renovations and Repairs, previously Vance Elementary at the Lucy S. Herring Elementary School located at 98 Sulphur Springs Rd, Asheville, NC 28806; and

Whereas, said agreement is attached hereto as "Exhibit A" and referred to herein as the "Agreement;" and

Whereas, the Parties now desire to enter into this Modification of Agreement to expand the scope of services to include additional design services for various renovations and repairs to Lucy Herring Elementary School.

Now Therefore, the Parties, for valuable consideration each to the other paid, the receipt and sufficiency of which is hereby acknowledged, hereby agree to the following:

1. The scope of services shall be expanded to include additional design services to restructure the drawings and specifications, also bidding and negotiations depicted in Exhibit B attached hereto.
2. That Buncombe County will pay an additional \$42,000 to Design Consultant for said scope expansion.

If there is any conflict between this Amendment and the Lease, the provisions of this Amendment shall prevail. All provisions not amended remain in full force and effect.

In Witness Whereof, the Parties have caused the due execution of the foregoing instrument as of the date and year first written above:

County of Buncombe

LS3P

By: _____
(Signature)

By: _____
(Signature)

(Printed Name)

(Printed Name)

(Title)

(Title)

(Date)

(Date)

This Instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

By: _____
County Finance Director

July 11, 2022

Mr. Ronnie Lunsford
General Services Department
Facilities and Construction Coordinator
p. (828) 250-4235 c. (828) 775-0853
40 McCormick Pl.
Asheville, NC 28801

Re: Additional Design services for Various Renovations and Repairs to Vance Elementary School

Dear Mr. Lunsford,

PFA Architects is honored to submit this Architectural and Engineering additional design services proposal for scope changes to the Lucy Herring (Vance) Elementary School. We are happy to lend our design and construction expertise to your project and are confident you will be satisfied with the outcome.

The design team has been asked to revise the scope and fee based on revising the drawing and specifications to rework the plans and resubmit for bidding. This work will restructure the contract documents including the roof, windows, kitchen, door hardware and bathroom changes as the base bid work.

- Door hardware & guardrail replacements.
- Roof replacement.
- Secure entrances storefront and window replacement.
- Renovations to 6 group toilets.
- Kitchen toilet and walk-in renovations
- Synthetic floor replacement in the Gymnasium

HVAC upgrades is removed completely from the project with the following minor exceptions

- HVAC changes, such as new exhaust registers or adjustments because of floorplan changes in bathrooms and kitchen, are still included.
- New exhaust fans will be provided for the student pod restrooms.
- The chiller replacement will be included as an alternate.

Electrical for the HVAC upgrades will be deleted, except as discussed above. Electrical for restrooms, kitchen, etc. will remain in the project.

Plumbing for restrooms, kitchen, etc. will remain in the project. Plumbing related to HVAC condensate drainage will be deleted.

Proposed AE Fees:

This proposal includes design and construction document activities including construction documents (CD), bidding/negotiations (B/N).

We have approximately \$68,00 left in the original fee for CA if the project moves into a construction contract.

This proposal is for an additional \$42,000 for redesign add services and we have separated the new fee into project milestones as follows:

Restructure the drawings and specifications.....	\$28,500
Bidding and Negotiations	\$13,500
Total AE Add Services.....	\$42,000

Sincerely,



Scott T. Donald, AIA, NCARB
Senior Project Manager | Vice President | Principal

LS3P (formerly PFA Architects, PA)
196 Coxe Avenue, Asheville, NC 28801
828.254.1963 x114 (O) | 828.215.6551 (M) | 828.253.3307 (F)