



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/7/2023

Consent Agenda

Department: General Services

Presenter(s): Ronnie Lunsford

Contact(s): Ronnie Lunsford

Subject: Pre-Construction Services Contract with Vannoy Construction for Asheville City Schools

Brief Summary: The School Capital Fund Commission has previously approved the following projects for Asheville City Schools:

- Asheville High School Arts Building HVAC Piping and Abatement
- Asheville High School Main Building Water and Sewer Upgrades
- Asheville High School Auditorium Renovation
- Asheville High School Varsity Gym Bleacher and Lighting Replacement
- Lucy Herring Campus Wide Renovations
- Montford North Star Academy Water and Sewer Line Replacement

General Services recommends Construction Manager at Risk (CMAR) services to complete these projects since they have similar scopes, require similar subcontractors for trades, and are mostly located on the campus of Asheville High School. CMAR services will also help mitigate fluctuating costs in the current construction market. Pre-construction services are the first step forward in this process and include the following:

- Cost estimating
- Value engineering
- Project scheduling
- Developing scopes of work
- Preparing bid packages
- Other services necessary for project completion

In November of 2022, General Services released an RFQ seeking CMAR services for the above-mentioned projects. Statements of Qualifications were received and scored by members of Buncombe County General Services and Asheville City Schools. Vannoy

Construction scored the highest of the statements received. As a result, staff met with and negotiated a pre-construction services contract with Vannoy Construction for \$138,900. Vannoy Construction will work closely with the design team to develop the complete scopes of work, provide cost estimates throughout design, develop bid packages, and ensure that the projects are completed within budget and satisfactorily for Buncombe County and Asheville City Schools.

Recommended Motion & Requested Action: Recommend executing the CMAR Pre-Construction contract with Vannoy Construction.

County Manager's comments and Recommendation: Approve as presented