



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 10/17/2023

Consent Agenda

Department: General Services

Presenter(s): Ronnie Lunsford

Contact(s): Ronnie Lunsford, General Services

Subject: Construction Manager at Risk (CMAR) Construction Contract for AB Tech FY22 Capital Plan Maintenance Projects

Brief Summary: All FY21 maintenance projects at AB Tech have been completed.

In October 2021, a Request for Qualifications for a CMAR for FY22 Capital Plan Maintenance projects was advertised; three submissions were received. Vannoy Construction scored the highest of the firms that submitted qualifications. In March 2022, the Board approved a pre-construction contract with Vannoy to prepare and bid a scope of work that matched the budget for this set of projects. The pre-construction services were performed in conjunction with Novus Architects' design work.

Bidding has completed and the County is now ready to begin construction on the FY22 projects. If the contract is approved, material procurement can begin with the expectation that construction will start in early 2024. The contract amount is \$3,334,846 and is within the budget. No new funding is needed. Below is the list of projects to be completed:

- Beech Tree Deck Replacement
- Elm Building:
 - Roof Replacement
- Haynes Building:
 - Exterior Remediation
- Hemlock Building:
 - Exterior Remediation
- Ivy Building:
 - Exterior Remediation

- Locke Library:
 - HVAC Terminal Unit Replacement
- Magnolia Building:
 - Electrical Equipment Addition
 - Carpet Replacement
- Maple Building:
 - Exterior Remediation
- Sycamore Building:
 - HVAC Terminal Unit Replacement
 - Multi-Zone Air Handler Replacement
 - HVAC Grill and Diffuser Replacement

Recommended Motion & Requested Action: Recommend executing the Construction Manager at Risk construction contract with Vannoy Construction.

County Manager's Comments and Recommendation: Recommends approval.