



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 11/21/2023

Consent Agenda

Department: General Services

Presenter(s): Ronnie Lunsford

Contact(s): Ronnie Lunsford

Subject: Construction Manager at Risk contract with Vannoy Construction for the Lucy S. Herring Elementary School Renovations.

Brief Summary: The School Capital Fund Commission and the Board of Commissioners previously approved a project to perform renovations at Lucy S. Herring Elementary, including the following:

- HVAC and Hydronic Piping Replacement
- Roof Replacement
- Window Replacement
- Bathroom Renovations
- Kitchen Cooler and Freezer Replacement

General Services included this project, as well as others, with a request for qualifications from Construction Manager at Risk firms. Two submittals of qualifications were received, and Vannoy Construction scored the highest of the two firms. In February, the Board approved a pre-construction contract with Vannoy to prepare and bid a scope of work that matched the budget for this project. The pre-construction services were performed in conjunction with LS3P Architects' design work.

Bidding is complete and the County is now ready to begin construction on this project. If the contract is approved, then material procurement will begin and construction will start during the summer break of 2024. The contract amount is \$7,869,603 and is within the budget. No new funding is needed.

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

County Manager's comments and Recommendation: Approve as presented.