



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/6/2024

Consent Agenda

Department: General Services

Presenter(s): Ronnie Lunsford

Contact(s): Ronnie Lunsford

Subject: Construction Manager at Risk Contract for the Asheville High School Auditorium Renovations

Brief Summary: The School Capital Fund Commission and the Board of Commissioners previously approved a project to renovate the auditorium located in the main building at Asheville High School. That project includes, but is not limited to, the following:

- Ceiling Replacement
- Flooring Replacement
- Seating Replacement
- Mechanical Upgrades
- Lighting Upgrades and Replacements
- Audio/Visual Upgrades
- Interior Finish Repairs

General Services included this project, as well as five others for Asheville City Schools, in a request for qualifications from Construction Manager at Risk at firms. Two statements of qualifications were received, and Vannoy Construction scored the highest of the two firms. A pre-construction contract was executed by the Board of Commissioners in February 2023 for those projects. The design and pre-construction for the auditorium renovation is complete and the project has been bid out to subcontractors. After bidding, Vannoy provided a guaranteed maximum price of \$4,658,016 for the project. Article 39 sales tax will fund \$4,509,352. An additional \$148,664 will be funded by Asheville City Schools Capital Outlay so that the balcony of the auditorium can be renovated as well. No additional funding is required.

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

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