



## Buncombe County Board of Commissioners

### Request for Board Action

**Meeting Date: 8/6/2024**

#### Consent Agenda

**Department:** General Services

**Presenter(s):** Ronnie Lunsford

**Contact(s):** Ronnie Lunsford

**Subject:** Design services contract with LS3P Architects for the FY24 Hall Fletcher – Campus Wide Renovations Project.

**Brief Summary:** The School Capital Fund Commission previously approved the Hall Fletcher Campus – Campus Wide Renovation project. The project will consist of the following:

- Exterior Window and Storefront Door Replacement
- HVAC/Mechanical Replacements Including Hydronic Piping, Air Handlers, Pumps, and Controls.
- Kitchen Area Renovations Including Equipment, Workflow, and Finish Replacements
- Elevator Modernization

To facilitate this project, design services are needed. The services provided by the consultant include:

- Design Documents
- Construction Documents
- Assistance with permitting
- Construction Administration
- Compilation of Closeout Documents

General Services released a Request for Qualifications to solicit interested firms to provide the services needed. There were three statements of qualifications received and they were scored by members of Buncombe County General Services and Asheville City Schools. LS3P Architects scored the highest of the three statements received. As a result, staff met and negotiated a design services contract for \$470,000. This is in line with expectations and no new funds are needed. LS3P Architects will work closely with our Construction Manager at Risk to develop the construction documents, provide construction

administration throughout, and ensure that the project is completed within budget and satisfactorily for Buncombe County and Asheville City Schools.

**Recommended Motion & Requested Action:** Recommend executing the design services contract with LS3P Architects

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