



## 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:** Pre-Construction services contract with Vannoy Construction 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

General Services recommends Construction Manager at Risk (CMAR) services to complete this project since it is complex and will require multiple levels of phasing. 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

General Services released an RFQ seeking CMAR services for this project. There were two statements of qualifications received and they were scored by members of Buncombe County General Services and Asheville City Schools. Vannoy Construction scored the highest of the two statements received. As a result, staff met with and negotiated a pre-construction services contract with Vannoy Construction for \$65,278. This is in line with

expectations and no new funds are needed. 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 project is 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