

Tony Baldwin, Ed.D., Superintendent

175 Bingham Road, Asheville, NC 28806  
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MEMO TO: Dr. Tony Baldwin  
Superintendent

FROM: Tim Fierle, AIA   
Director of Facilities

DATE: August 29, 2017

**SUBJECT: Community High School: Accept the GMP and Authorize CMAR to Proceed**

Over the last several months the architectural team, contractor, Purchasing, Facilities, Maintenance, Curriculum, Technology Departments and school staff have worked to complete details of the building design of the additions and renovations to Community High School. Throughout the design process the Construction Manager at Risk contractor, Hickory Construction Company, has solicited proposals from specialty subcontractors for all phases of work and shared those budget costs. Based on the cost for materials, systems and labor, the design has been modified to provide an efficient, cost effective and custom designed school to meet the needs of Buncombe County Schools into the foreseeable future.

Over 100 bidders were prequalified through an extensive application and review process overseen by Mr. Ron Venturella, BCS Purchasing Officer.

Competitive bids were received on July 18, 2017 for each subcontractor category. Subsequently, value engineering negotiations reduced costs by \$303,408. The total Building Construction Guaranteed Maximum Price (GMP) that includes allowances, construction contingency and pre-negotiated fees totals \$10,290,558.

Pending approval of the GMP by the Board of Education, Phase 1 construction of the classroom and administration addition will be available for occupancy in January 2019. Phase 2 renovations of the existing building will be complete in January 2020.

**Recommendation: Accept the GMP as proposed by the CMAR, Hickory Construction Company, in the amount of \$10,290,588 for building construction at Community High School. Authorize the CMAR to proceed with construction as defined in the previously approved CMAR Contract with Amendments #1 and #2 and revise the completion date to January 1, 2020.**

Attachments: GMP Details from Hickory Construction Company, CMAR  
List of Value Engineering Items  
List of Alternates  
Letter from Hickory Construction Company, CMAR  
Letter of Recommendation from the Architect, McMillan Pazdan Smith  
Bid Opinion Letter from Mr. Ron Venturella, BCS Purchasing Officer (Former)

cc: Ms. Deborah Frisby, Chief Financial Officer  
Ms. Janet Greenhoe, Community High School Principal  
Ms. Tiffany McCants, Purchasing Officer  
Mr. Barry Pace, Director of Technology  
Mr. Clark Wyatt, Director of Maintenance

**Community High School Additions and Renovations  
Proposed Total Construction Costs and GMP  
Hickory Construction Company**

8/29/2017

Description	Actual Bidding	Comments
General Conditions	\$602,000	
CMAR Fee	\$344,000	
2A Site Work	\$757,200	NHM Constructors
2B Modular	\$86,203	Swartz
2C Demolition	\$437,000	E. Luke Greene
2D Landscaping	\$42,625	Haywood
2E General Carpentry	\$23,625	Patton construction
Misc. Carpentry Materials	\$15,000	
3A Concrete	\$627,300	Rival
3B Concrete Polishing	\$94,500	Artcrete
4A Masonry	\$558,560	Merrill
5 Steel	\$1,068,000	Dave Steel
6 Architectural Casework	\$62,200	Western Carolina
7A Waterproofing & Caulk	\$26,500	ABG
7B Roofing	\$535,000	Carolina Mountain
7C Exterior Panel System	\$472,064	Aegis
8A Doors & Hardware	\$177,480	Cook & Boardman
Doors & Hardware Labor	\$33,750	Cook & Boardman
8B Coiling & Overhead Doors	\$4,410	Assa Abloy
8C Glass & Glazing	\$352,431	Taylorsville
9A Drywall & Acoustical	\$458,479	L & L
9B Hard Tile	\$44,503	Carolina Custom
9D Flooring	\$89,665	Carolina Flooring
9E Painting	\$119,960	Turner-Baxter
10A Toilet Partitions & Accessories	\$50,166	Acc. Unlimited
10B Signage	\$29,529	AOA
Wall Hung Aluminum Canopy	\$9,546	Charlotte Tent
Appliances	\$0	
11A Food Service	\$89,326	Thompson & Little
11B Athletic Equipment	\$10,500	Learning Env.
Playground Equipment Allowance	\$41,684	Temp & New
Permanent Storage Trailer	\$0	
12A Lab Casework	\$146,000	Blankenship
12B Blinds	\$6,675	The Dize Company
13 Greenhouse	\$0	See Alternate
14 Elevators	\$84,700	Kone
15A Plumbing	\$512,000	Bolton
15B HVAC	\$742,563	Pyatt Heating
15C Sprinklers	\$230,000	First Defense
16 Electrical	\$1,168,340	Haynes Electric
Bond	\$60,000	
Contingency	\$250,000	
<b>Totals</b>	<b>\$10,463,484</b>	

<b>Alternate #1: Greenhouse/CTE/ADA</b>		
Concrete	\$7,800	Rival
Modular Relocation	\$86,965	Swartz
Greenhouse	\$118,958	Winandy
Plumbing	\$20,800	Bolton
HVAC	\$24,841	Pyatt
Electrical	<u>\$33,130</u>	Haynes
<b>Total</b>	<b>\$292,494</b>	
<b>Alternate #4 Fire Alarm "Notifier"</b>		
Electrical	\$15,665	Haynes Electric
<b>Alternate #5 Preferred Electrical Equip</b>		
Electrical/Low Voltage Devices	\$5,940	Haynes Electric
Allowance for Soils Remediation Building & Utilities	\$30,000	
Allowances for Permits & Misc. Fees	\$84,000	
Additional fire rated doors per Fire Marshall	\$1,006	
Extended general conditions (Amendment #2)	<u>\$101,814</u>	
<b>Total Misc. Additions</b>	<b>\$216,820</b>	
<b>Total project costs with alternates</b>	<b>\$10,994,403</b>	
Total accepted value engineering	-\$303,408	
<b>Sub Total</b>	<b>\$10,690,995</b>	
Bond Adjustment	<u>\$7,250</u>	
<b>TOTAL PROPOSED CONSTRUCTION COSTS</b>	<b>\$10,698,245</b>	
<b>Deduct Early Site Package (Amendment #1)</b>	<b><u>(\$407,687)</u></b>	
<b>GUARANTEED MAXIMUM PRICE (GMP)</b>	<b>\$10,290,558</b>	

**COMMUNITY HIGH SCHOOL VALUE ENGINEERING**  
**Hickory Construction Company**

8/29/2017

**Accepted Value Engineering**

<b>Description</b>	<b>Amount</b>
Redesign the exterior wall system	\$22,028
Change to mechanically fastened roof system	\$29,714
Reduce roof insulation from 5.2" to 4.8"	\$3,775
Delete roof vapor retarder from phase 2 work	\$15,331
Reduce roof membrane from .080" to .060" thickness	\$14,237
Change Type A windows to Type B in administration area	\$5,000
Substitute manufacturer for toilet partitions & accessories	\$1,096
Modify signage scope	\$3,611
Delete ware wash equipment (dishwasher and tables)	\$10,864
Delete fume hood at earth science lab	\$13,486
Delete base molding on cabinets (flooring sub has this)	\$700
Use PBC Sch 40 solid core pipe in lieu of cast iron	\$20,000
Use Viega Pro-Press fittings on copper water fittings in lieu of solder	\$6,500
Use Viega Pro-Press fittings on gas pipe fittings	\$2,000
Change 4 H-1 to alternate manufacturer (HVAC equipment)	\$3,946
Change crawl space to wet sprinkler system	\$3,000
Provide economical LED fixture at exposed ceiling locations	\$10,200
Use MC cable in all concealed locations. Mech. Rms to be 3/4" EMT	<u>\$137,920</u>
<b>Total VE Options</b>	<b>\$303,408</b>

**Items Diverted to Other Funding Sources**

Move sidewalk & parking around the greenhouse to alternate #1	\$16,339
Move phase 2 roofing to alternate funding in 2019	\$299,111
Move Food Lab drywall and acoustical ceilings to Alternate #1	\$10,262
Move Food Lab flooring to alternate #1	\$6,066
Move Food Lab casework to alternate #1	\$20,000
Move Food Lab electrical to alternate #1	\$8,685
Alternate #1 Greenhouse	<u>\$269,257</u>
<b>Total Diverted Funding</b>	<b>\$629,720</b>

Hickory Construction Company  
Community High School  
Alternates

*Accepted*  
**Alternate #1 Greenhouse & Headhouse**

Description	Amount	Comments
Site Work	\$16,339	NHM
Concrete	\$7,800	Rival
Food Lab Flooring	\$6,066	Carolina Flooring
Food Lab Casework	\$20,000	Blakenship
Greenhouse	\$118,958	Winandy
HVAC	\$1,604	Pyatt
Plumbing	\$20,800	Bolton
Electrical	\$33,130	Haynes
Modular Relocation	<u>\$86,965</u>	Swartz
<b>Total</b>	<b>\$311,662</b>	

*Not accepted*  
**Alternate #2 Gymnasium Renovations**

Description	Amount	Comments
Casework	\$15,300	WCC
Doors & Hardware	\$5,457	Cook & Boardman
Glass & Glazing	\$4,215	Taylorsville
Drywall	\$18,950	L & L
Flooring	\$15,521	Carolina Flooring
Painting	\$2,790	TBI
Athletic Equipment	\$5,900	Learning Env
HVAC	\$24,841	Pyatt
Electrical	<u>\$18,035</u>	Haynes
<b>Total</b>	<b>\$111,009</b>	

*Accepted*  
**Alternate #3 Owner's Preferred Plumbing Materials**

Description	Amount	Comments
Plumbing	No Change	Bolton

*Accepted*  
**Alternate #4 Owner's Preferred Fire Alarm "Notifier"**

Description	Amount	Comments
Electrical	\$15,665	Haynes Electric

*Accepted*  
**Alternate #5 Owner's Preferred Patch Panels & Communication Acc.**

Description	Amount	Comments
Electrical	\$5,940	Haynes Electric

**Alternate #6 Not Used**

*Accepted*  
**Alternate #7 Owner's Preferred Hardware**

<b>Description</b>	<b>Amount</b>	<b>Comments</b>
Door Hardware	No Change	Cook & Boardman

*Not Accepted*  
**Alternate #8 Food Lab Counter Tops (Stainless Steel)**

<b>Description</b>	<b>Amount</b>	<b>Comments</b>
Counter Tops	\$6,000	Blankenship

**Alternate #9 Not Used**

*Not Accepted*  
**Alternate #10 Restroom Wall Tile**

<b>Description</b>	<b>Amount</b>	<b>Comments</b>
Ceramic Tile	\$42,613	Carolina Custom
Backer Board (ph.2)	<u>\$990</u>	L & L
<b>Total</b>	<b>\$43,603</b>	

*Not Accepted*  
**Alternate #11 Owner Preferred DDC Controls**

<b>Description</b>	<b>Amount</b>	<b>Comments</b>
HVAC	\$64,393	Pyatt



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August 29, 2017

Mr. Tim Fierle, AIA  
Director of Facilities and Planning  
Buncombe County Schools  
175 Bingham Road  
Asheville, NC 28806

Re: Community High School Additions and Renovations

Tim,

Hickory Construction Company wishes to thank you, Dr. Baldwin, and the rest of the Board for selecting us to be your Construction Manager at Risk (CMAR) for the Community High School project. This has been a difficult project in many ways, but it has been a rewarding team effort, that I believe could only have happened through the CMAR approach.

In developing the final Guaranteed Maximum Price (GMP), Hickory Construction Company solicited 320 subcontractors for prequalification concentrating on the local market first. We broke the project down into 28 bid packages so that we could get the best possible coverage from subcontractors. This resulted in 102 prequalified subcontractors. Actual bids submitted were 76.

We are asking approval of our GMP of \$10,290,558 and approval of Amendment #2 requesting extra general conditions so that we can move forward. I have included a detailed cost breakdown including the names of the low subcontractors. Also, I have included a list of the accepted Value Engineering Options that have been proposed and used in the GMP. Thanks again for your trust in Hickory Construction Company. We look forward to an exciting, worthwhile project that will be a source of pride for all of the team members and the Swannanoa Community.

Sincerely,

Charles W. Moss, Jr. PE  
Vice President  
Preconstruction Services



**Hickory Construction Company**

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**mcmillan | pazdan | smith**  
ARCHITECTURE

**Mr. Timothy Fierle, AIA**  
Director of Facilities  
Buncombe County Schools  
175 Bingham Road  
Asheville, NC 28806

**Re: Community High School Renovation & Addition GMP**

Mr. Fierle:

As the lead for the design team, we would like to extend our thanks to you, Dr. Baldwin, and the Board of Education for putting trust in our team and this approach. It is our belief the collaboration between the owner, architect, and contractor afforded by the CMAR approach were essential in finding a successful path forward. This project has presented many unique challenges but also many opportunities. I wanted to take a moment at this important milestone to summarize those efforts by the entire team to arrive at this point.

The initial phases of this project started in a familiar way by proposing a design based on programming input by Buncombe County Schools. It wasn't until we received cost feedback from Hickory Construction that the team began to suspect volatility in the construction market. The true turning point and market test was when the team released two early packages which resulted in extremely high bids for both. It was clear to our team at this time that no amount of value engineering could produce a successful project for Community High School or Buncombe County Schools.

The design team, with input from both Hickory Construction and Buncombe County Schools, presented a new design approach focused on reducing exposure to high cost items. With positive feedback from our all our stakeholders the team moved forward in completing the drawings and preparing for the solicitation of bids.

Unfortunately, construction volatility still prevalent in the market resulted in a lackluster turn out in formal bidders. The design team worked closely with the CMAR to identify any specific deterrents in the design approach and issued appropriate addenda reacting to market feedback.

With the actual bids received, and opened, the project was still over the initial budget. After a significant value engineering effort identifying areas of additional cost savings, Buncombe County Schools offered some alternative project approaches to be considered by the design team and Hickory Construction. This teamwork resulted in the GMP that Hickory Construction is presenting to you today.

Both Dr. Baldwin and the Board of Education should feel confident that that this project gained great value from the CMAR approach and the team members selected a year ago. At this time, and with the facts shared above, I am recommending authorizing the work based upon the GMP presented by Hickory Construction. Our team looks forward to the next stage of this project and a successful implementation of our team's efforts.

Sincerely,

**Lindsey Rhoden, AIA, LEED AP**  
Asheville Office Director

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o. 828 398 5016

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August 15, 2017

MEMORANDUM

TO: TIM FIERLE, DIRECTOR OF FACILITIES  
FROM: RON VENTURELLA, PURCHASING OFFICER  
SUBJECT: COMMUNITY HIGH SCHOOL BID OPENINGS

Mr. Fierle,

Serving as the School Prequalification Official over the prequalification process and the bid openings for Community High School Additions and Renovations, it is my opinion that bids were received and opened within the guidelines of North Carolina General Statutes and Buncombe County School Board Polices.

Sincerely,



Ron Venturella, MSAC  
Purchasing Officer  
Buncombe County Schools  
Phone: 828-255-5891  
Fax: 828-251-1730