



## Buncombe County Board of Commissioners

### Request for Board Action

**Meeting Date: 3/4/2025**

#### Consent Agenda

**Department:** General Services

**Presenter(s):** Ronnie Lunsford

**Contact(s):** Ronnie Lunsford

**Subject:** Construction Manager at Risk contract for the Asheville High School Arts Building HVAC Project

**Brief Summary:** The School Capital Fund Commission and the Board of Commissioners previously approved a project to upgrade the HVAC system in the Arts Building at Asheville High School. That project includes, but is not limited to, the following:

- HVAC Fan Coil and Air Handler Replacements
- Ceiling Replacements as Needed to Access Equipment
- Painting, Flooring, and Other Finish Replacements as Needed
- Door and Door Frame Replacements as Needed to Access Equipment

General Services included this project, as well as five others for Asheville City Schools, in a request for qualifications from Construction Manager at Risk 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 Arts Building HVAC project is complete and the project has been bid out to subcontractors. After bidding, Vannoy provided a guaranteed maximum price of \$2,097,209 for the project. The budget for the project is sufficient, and 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.