

Robert Jackson, Ed. D., Superintendent

175 Bingham Road, Asheville, NC 28806

P: 828.255.5921 F: 828.255.5923

www.buncombeschools.org

MEMO TO: Dr. Rob Jackson
Superintendent

FROM: Tim Fierle, AIA
Director of Facilities



DATE: January 27, 2023

SUBJECT: Entrance and Lobby Reconfigurations - Accept GMP and Authorize CMAR to Proceed

Over the past year the Design Team, Construction Manager (CMAR), Facilities, Maintenance, Technology Departments and school staff have worked to complete details of the building design of the entrance and lobby reconfigurations at A.C. Reynolds High School. Throughout the design process the CMAR contractor, Harper General Contractors, has solicited proposals from specialty subcontractors for all phases of work and shared those budget costs. These designs will promote secure visitor management in line with the prototype developed by the Security Committee, consultants, and National Incident Command System (NIMS) standards. Construction is intended to start April 3, 2023 and be substantially complete by August 18, 2023.

Bidders were prequalified through an extensive application and review process managed by Harper General Contractors and reviewed by Lisa Sharpe, Purchasing and Risk Control Manager, and the BCS Facilities Director.

Competitive bids were received on January 17, 2023 at 2:00 pm for the subcontractor categories. Subsequently, rebids were required for bid packages not receiving three bidders on January 25 at 9:00 am. The total Building Construction Guaranteed Maximum Price (GMP) for A.C. Reynolds High School is \$1,062,237.40. This is in line with the budget estimates assembled at the beginning of the project designs and revisited at 75% of the design process.

Recommendation: Accept the GMP as proposed by Harper General Contractors, in the amount of \$1,062,237.40 for A.C. Reynolds High School Lobby Reconfigurations utilizing Article 39 funds previously approved for this project. Authorize the CMAR and Architect to proceed with the construction phase based upon terms of their contracts with adjustments to reflect the proposed schedule and actual GMP costs.

Attachments: GMP Details from The Harper Corporation General Contractors, CMAR
Letter of Recommendation from the Architect, Novus Architects
Bid Opinion Letter from Ms. Lisa Sharpe, BCS Purchasing & Risk Control Manager

cc: Mr. Ben Alexander, A.C. Reynolds High School Principal
Mr. Robert Frisby, Director of Technology
Mr. Joe Hough, Assistant Superintendent
Ms. Lisa Sharpe, Purchasing & Risk Control Manager
Ms. Tina Thorpe, Chief Financial Officer
Mr. Clark Wyatt, Director of Maintenance

January 27, 2023

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

Re: Buncombe County Schools A.C. Reynolds High School Security Upgrades Project

Mr. Fierle,

Harper General Contractors thanks you, Dr. Jackson, and the rest of the Board for selecting Harper to be your Construction Manager at Risk (CMAR) for the A.C Reynolds High School Security Upgrades project. This has been a rewarding team effort that has controlled cost and enhanced the project to meet the security needs of the students and faculty.

We are submitting our Guaranteed Maximum Price (GMP) proposal for the project based on our estimating efforts. Harper solicited over 195 local and regional trade partners for prequalification, successfully qualifying over 70 of those trade partners. Actual bids submitted were 28. We feel that even with the current market volatility we were able to successfully bring together a great mix of trade partners for your project.

Our final GMP has been adjusted according to the final construction documents grand total of \$1,062,237. We have included a detailed cost breakdown including the names of the trade partners who were low, responsive, and responsible bidders.

Thank you for your partnership and trust in Harper General Contractors. We look forward to working with you to make this a successful project.

Sincerely,



Timothy Lewis
Director, Asheville Office

ASSUMPTIONS & CLARIFICATIONS

The intent of the following Clarifications and Qualifications is to provide a quick summary of the major scopes of work.

Provided below is a summary of Harper's understanding of the project. Described below are clarifications, assumptions, allowances, exclusions, and any alternates. Please notify Harper if you feel we have made any errors. As design documents develop and mature, any changes must align with our understanding of the project to avoid cost fluctuations.

MATERIAL PROCUREMENT

Circumstances today are a departure from the norms and material availability and procurement lead-time increases are a reality. Should materials suffer a significant issue in regard to delivery timeframes or cost escalation, there could be unforeseen impacts on the schedule or budget. If delays or escalation occur, Harper and its subcontractors will provide up to date and detailed index or supplier quotes to document said anticipated delivery dates or escalations and adjust our plan as needed.

MAJOR SCOPES OF WORK

DIVISION 1 – GENERAL REQUIREMENTS

- Harper supervisory personnel including Senior Project Manager, Project Manager, Field Superintendent, and allocated costs for Safety Director and General Superintendent
- Portable toilets as required
- Temporary power and water provided by owner
- We have included an allowance for temporary protection in work areas
- Proposal assumes use of the permanent mechanical systems, electrical systems, lighting, etc. in order to provide the appropriate conditions for the installation of our work in accordance with their respective manufacturer's recommendations
- Clean up of construction area and construction waste management services
- Dumpster Costs
- Final clean
- Safety provisions to ensure full OSHA Compliance.
- One-year construction Warranty on labor and materials from date of substantial completion. Extended warranties for specific materials and equipment as noted
- Building Permit Fee included

DIVISION 2 – EXISTING CONDITIONS

Demolition of existing conditions for new construction including plumbing trenching as required. Includes MEP make-safe. And allowance for dumpster costs not carried by subcontractors.

DIVISION 3 – CONCRETE

No concrete proposals were received at the time of bid opening. Harper has included an allowance for this scope of work and will purchase at the time of construction. This allowance includes slab pour back at plumbing trenches and concrete footers at new exterior masonry wall.

DIVISION 4 – MASONRY

Existing walls with new openings to be prepped following demolition operations. Masonry includes masonry infilling and toothing as well as new exterior masonry wall with stucco finish.

DIVISION 5 – STEEL

An allowance for retrofitting lintels has been included in this proposal.

DIVISION 6 – CARPENTRY

Harper has included a budget for in wall blocking. Typically, inwall blocking material is not provided by the trade partners and Harper provides these materials. Cabinetry as included as shown including display case in hallway. Owner should consider the display case an allowance until final approvals. Display case details were not provided in the construction documents and were issued later.

DIVISION 7 – THERMAL & MOISTURE PROTECTION

An allowance to account for repairs to roof system due to penetrations stemming from new plumbing and HVAC penetrations has been included in this proposal. An allowance for fireproofing at locations where new walls meet existing walls to allow for bringing space up to current building code requirements has been included in this proposal.

DIVISION 8 – DOORS & WINDOWS

Doors

No door material quotes were received at the time of bid opening. Harper will purchase and install the doors and pricing has been determined based on previous BCS Security upgrade projects. This section excludes all storefront doors and hardware.

Specialty Doors

A specialty overhead door provided at registration.

Storefront

New storefront entrance at main entrance, door lites in new doors, new ballistic security film over existing storefront system & windows.

DIVISION 9 – FINISHES

Framing & Drywall

Metal Stud framing and drywall including impact and ballistic walls. New ceilings as shown. Please be aware that as Harper attempts to tie into existing ceilings, the scope may adjust slightly. Also, HVAC plans will require disturbing restroom ceilings which were not shown on the architectural drawings.

Flooring

Furnish and install flooring as shown on plans. Furnish and install base as indicated. Furnish and install transitions / transoms as applicable.

Painting

Interior walls and gypsum ceilings to be painted with typical paint. Hollow metal frames to be prepped and painted as indicated.

DIVISION 10 – SPECIALITIES

Accessories

- Toilet accessories as necessary
- Bulletin boards as specified
- Mirrors as specified
- Includes fire extinguishers and cabinets

Interior Signage

- Signage per specifications

DIVISION 12 – FURNITURE

Window Treatments

- We are including an allowance for blinds as indicated in project documents.

DIVISION 21 – FIRE PROTECTION

Addition to existing sprinkler system and rework to fit new layout/spacing.

DIVISION 22 – PLUMBING

New plumbing system as indicated in project documents

- New layout of waste and venting piping as indicated.
- Connect new vent piping and sanitary piping into existing system.
- Domestic water supply to be installed per contract documents
- Provide plumbing fixtures per contract documents.

DIVISION 23 – HVAC

New Mechanical system as indicated in project documents

- Demo grills and ductwork as indicated in project documents.
- Provide and install grills and new ductwork per project documents.
- Provide and install controls as indicated.
- Test and balance of new system by owner

DIVISION 26 – ELECTRICAL

New Electrical system as indicated in project documents

- Electrical, Fire Alarm, Low Voltage to be provided and installed per project documents.
- Proposal includes access control per plans. Please note access control on new exterior door is included in the \$5000 allowance of the fence gate, not the access control budget.

- Remove all lighting fixtures, devices, systems and associated wiring and conduit within the area as indicated in project documents.
- Removal of wiring and conduit shall be removed back to source.
- Removed lighting fixtures to be turned over to Owner.
- Provide temporary lighting during construction.
- Provide 1" raceways with pull springs, and boxes for Telecom components.
- Connect new fire alarm and detection system devices to existing building fire alarm as specified and per AHJ.
- Provide and install all lighting and emergency light fixtures as specified.

ALLOWANCE LOG

- Concrete - \$35,000
- Lintels - \$5,125
- Exterior Courtyard Door - \$5,000
- Roof Penetration Repair / Flashing - \$10,000
- Fire Proofing - \$8,000
- Window Treatments - \$2,000
- Display Case - \$7,000

EXCLUSIONS LOG

- Slab scanning / radar

ALTERNATE LOG

- Alternate #1: Furnish & Install "Cink Delux" Clay Water Recycling - ADD \$10,000

UTILITY PROVIDER DISCLAIMER

The Harper Corporation includes only the coordination and monitoring of utility services with the different providers of electricity, telephone, cable, natural gas, sanitary sewer, domestic water, fire lines and storm drainage. We cannot predict or guarantee the costs that the utility companies may charge for providing these services. Nor can we predict or guarantee that the utility provider will meet the schedule to deliver the service to the site.

This disclaimer includes existing services that need to be discontinued, relocated, or upgraded as well as new services that may be required.

In many cases the utility provider will require design information and usage contracts to be signed by the end user before they will commit to provide service or begin pre-planning for construction of the new infrastructure. In many cases, there is an unspecified cost for the design and construction of these services.

Project Construction Costs: AC Reynolds High School						
Security Upgrades to AC Reynolds HS						
Update: January 26, 2023 by Harper GC						
		A	G	H	I	J
#	I. Cost of Work (Use CSI System Numbering, add Additional Lines as needed)	Date:07/15/2022 SD Estimate	CMAR 100% GMP Estimate	Delta	Trade Partner & Comments	% Project Total
1	BP 02 - General Requirements (Fencing/Blocking/Temp Protection)	\$ 15,000.00	\$ 20,000.00	\$ 5,000.00	temp fencing, dust protection, blocking, final clean	1.52%
2	BP 02a - Demolition	\$ 45,000.00	\$ 45,500.00	\$ 500.00	DH Griffin	4.56%
3	BP 03a - Cast-in-Place Concrete	\$ 23,500.00	\$ 35,000.00	\$ 11,500.00	Allowance	2.38%
4	BP 04a - Unit Masonry	\$ 52,000.00	\$ 76,100.00	\$ 24,100.00	Rogers Masonry	5.27%
5	BP 05a - Structural Steel Framing	\$ 6,000.00	\$ 5,125.00	\$ (875.00)	Allowance	0.61%
6	BP 06a - Carpentry & Casework	\$ 45,200.00	\$ 44,400.00	\$ (800.00)	Lentz	4.58%
7	BP 07a - Roofing	\$ 10,000.00	\$ 10,000.00	\$ -	Allowance	1.01%
8	BP 07b - Firestopping Allowances	\$ 8,000.00	\$ 8,000.00	\$ -	Allowance	0.81%
9	BP 08a - Hollow Metal Doors and Frames	\$ 23,940.00	\$ 77,349.00	\$ 53,409.00	Allowance	2.43%
10	BP 08b - Aluminum Entrances/Storefronts	\$ 53,702.00	\$ 53,293.00	\$ (409.00)	Miller Glass	5.44%
11	BP 08c - OH Door	\$ 15,000.00	\$ 9,825.00	\$ (5,175.00)	Garage Door Specialits	1.52%
12	BP 08d - Skylights	\$ 24,000.00	\$ -	\$ (24,000.00)	Removed from Scope	2.43%
13	BP 09a - Gypsum Board Assemblies & Acoustical Ceiling	\$ 66,271.00	\$ 54,598.00	\$ (11,673.00)	Appalachian Drywall	6.72%
14	BP 09c - Carpet & Resilient Flooring	\$ 65,030.00	\$ 40,956.00	\$ (24,074.00)	PBI	6.59%
15	BP 09d - Painting	\$ 30,000.00	\$ 26,690.00	\$ (3,310.00)	Southern Painting	3.04%
16	BP 10a - Division 10 Accessories & Markerboards	\$ 21,000.00	\$ 25,485.00	\$ 4,485.00	Nobel Specialties	2.13%
17	BP 10b - Signage	\$ 6,000.00	\$ 3,320.00	\$ (2,680.00)	Apco	0.61%
18	BP 12a - Window Blinds	\$ 2,000.00	\$ 2,000.00	\$ -	Allowance	0.20%
19	BP 21a - Sprinkler System Design & Approvals	\$ 15,000.00	\$ 26,500.00	\$ 11,500.00	A&A Fire Protection	1.52%
20	BP 22a - Plumbing Fixtures and Equipment	\$ 22,853.00	\$ 61,700.00	\$ 38,847.00	Bolton Plumbing	2.32%
21	BP 23a - Heating, Ventilating and Air Conditioning Systems	\$ 40,000.00	\$ 67,871.00	\$ 27,871.00	Pyatt HVAC	4.05%
22	BP 26a - Electrical Systems	\$ 102,700.00	\$ 70,400.00	\$ (32,300.00)	Becker Electric	10.41%
23	BP 33a - Sitework/Utilities/Paving/Sidewalks	\$ 5,000.00	\$ 5,000.00	\$ -	Allowance - courtyard gates	0.51%
24	Allowance - Access Control	\$ 50,000.00	\$ 26,223.00	\$ (23,777.00)		5.07%
25	Allowance - Low Voltage	\$ 35,000.00	\$ 17,248.91	\$ (17,751.09)		3.55%
26	Total for Subcontracts (Lines 1 - 25)	\$ 782,196.00	\$ 812,583.91	\$ 30,387.91		
27	Lump Sum CM Contingency (+ no Escalation)	\$ 52,500.00	\$ 60,000.00	\$ 7,500.00		5.32%
28	TOTAL COST OF WORK (Line 26 + Line 27)	\$ 834,696.00	\$ 872,583.91	\$ 37,887.91		
29	Lump Sum Cost of Insurances & Bonds	\$ 7,000.00	\$ 8,500.00	\$ 1,500.00		0.71%
30	Lump Sum General Conditions	\$ 82,500.00	\$ 110,000.00	\$ 27,500.00		8.36%
31	Misc (please advise)			\$ -		0.00%
32	Lump Sum CM Fee	\$ 52,500.00	\$ 60,000.00	\$ 7,500.00		5.32%
33	Contractor-Paid Building Permit Fees	\$ 10,000.00	\$ 11,153.49	\$ 1,153.49		1.01%
34	Guaranteed Maximum Price (GMP) (Lines 28 - 33)	\$ 986,696.00	\$ 1,062,237.40	\$ 75,541.40		100.00%

Bid Package	Company Name	Bid Received	Appropriate Bid Form	Addenda Acknowledged	MWBE Form & Affidavit	Dollar Value	Alternate 1	Combo Credit	Allowance
02a - Demolition									
	DH Griffin	yes 1/25	yes	yes		\$ 45,500.00			
03a - Cast-in-Place Concrete									
04a - Unit Masonry									
	Rogers Masonry	yes 1/25	yes	yes		\$ 76,100.00			
06a - Millwork									
	Lentz Caibinets	yes 1/25	yes	yes		\$ 37,400.00			
	Woodco	yes 1/25	yes	yes		\$ 49,900.00		\$ 500.00	
08a - Hollow Metal Doors and Frames									
08b - Entrances, Storefronts, and Curtain Walls									
	MSJ Glazing	yes 1/16	yes	yes		\$ 60,045.00			
	Blue Ridge Glass	yes 1/16	yes	yes		\$ 63,245.00			
	MillerGlass	yes 1/16	yes	yes		\$ 53,293.00			
08c - Coil Doors									
	Garage Door Specialist	yes 1/16	yes	no		\$ 9,825.00			
09a - Gypsum Board Assemblies									
	Divisions Contracctors	yes 1/16	yes	NO		\$ 127,028.00			
	Xtreme Drywall	yes 1/16	yes	yes		\$ 69,864.00			
	AFD Construction	yes 1/16	yes	yes		\$ 70,042.00			
	Appalachian Drywall	yes 1/16	yes	yes		\$ 54,598.00			
09b - Resilient Flooring, carpet									
	PBI	yes 1/25	yes	yes		\$ 40,956.00			
	Young Office	yes 1/25	yes	yes		\$ 41,240.00			
09c - Painting and Coating									
	Southern Paint	yes 1/25	yes	yes		\$ 26,690.00			

10a - Specialties									
	Noble Specialties	yes 1/25	yes	yes		\$ 25,485.00			
10b - Signage									
	APCO Signage	yes 1/25	yes	yes		\$ 3,319.68			
21a - Sprinkler									
	A&A Sprinkler	yes 1/25	yes	yes		\$ 26,500.00			
22a - Plumbing									
	Bolton Construction and Service of WNC	yes 1/25	yes	yes		\$ 61,700.00	\$ 10,045.00		
	Pisgah Plumbing	yes 1/25	yes	yes		\$ 72,153.03	\$ 8,500.00		

23a - Heating, Ventilating, and Air Conditioning (HVAC)								
	Bolton Construction and Service of WNC	yes 1/16	yes	yes		\$ 77,960.00		
	Haynes Heatering & Cooling	yes 1/16	yes	yes		\$ 75,130.00		
	Pyatt Heating & A/C Co.	yes 1/16	yes	yes		\$ 67,871.00		
26a - Electrical								
	Becker Electric, Inc.	yes 1/16	yes	yes		\$ 70,400.00		
	Pisgah Electric	yes 1/16	yes	NO		\$ 91,265.86		
	Jackson Electric	yes 1/16	yes	NO		\$ 105,250.00		
Dedicated Other								
	ATI - Low Voltage	Allowance	opened			\$ 26,223.00		yes
	MSS - Access Control	Allowance	opened			\$ 17,248.91		yes
Indicates Apparet Low Bidder								

AC Reynolds High School Security Improvement

2023-01-27

TradeCode	Company Name	First Name	Last Name	State	Standing
024000 - Demolition and Structure Moving	DH Griffin Wrecking Co. Inc.	Kyle	Roberts	NC	No Response
024000 - Demolition and Structure Moving	bezaleel Contractor LLC	Leonardo	Flores	SC	Undecided
024000 - Demolition and Structure Moving	Dari	Travis	Clayton		Will Bid
024000 - Demolition and Structure Moving	NEO Corporation	Jeff	Dowdy	NC	Will Bid
024000 - Demolition and Structure Moving	NEO Corporation	Anthony	Turner	NC	Will Bid
024000 - Demolition and Structure Moving	NEO Corporation	Greg	Pressley	NC	Will Bid
033000 - Cast-in-Place Concrete	Thorsland Concrete + Construction	Chris	Hall	NC	No Response
033000 - Cast-in-Place Concrete	Fortune's Grading and Footing, LLC	Brent	Fortune	NC	Will Bid
033000 - Cast-in-Place Concrete	McGillicuddy Concrete	Sean	McGillicuddy	SC	Won't Bid
042000 - Unit Masonry	Cherokee Masonry, Inc.	Bryan	Patterson	SC	Will Bid
042000 - Unit Masonry	Merrill Masonry, Inc.	Steven	Stout	NC	Won't Bid
062200 - Millwork	Satterfield Millwork	Brent	Fowler	SC	No Response
062200 - Millwork	Savage Cabinetry	Zach	Savage	SC	No Response
062200 - Millwork	Woodco, Inc.	Lukus	Andes	SC	Undecided
062200 - Millwork	Lentz Cabinets	Lucinda	Barnett	NC	Will Bid
081113 - Hollow Metal Doors and Frames	Builders Hardware & Specialty	Mike	Dodson	SC	No Response
081113 - Hollow Metal Doors and Frames	Cook & Boardman	Cory	Bithell	SC	No Response
081113 - Hollow Metal Doors and Frames	Hi-Tech Construction	Amy	Gibson	NC	Won't Bid
081113 - Hollow Metal Doors and Frames	Schiller	Deanna	Shannon	NC	Won't Bid
083300 - Coiling Doors and Grilles	Garage Door Specialists	Scott	Benge	NC	No Response
084000 - Entrances, Storefronts, and Curtain Walls	Miller Glass & Glazing, Inc.	David	Melton	NC	No Response
084000 - Entrances, Storefronts, and Curtain Walls	Miller Glass & Glazing, Inc.	Julie	Zullo	FL	No Response
084000 - Entrances, Storefronts, and Curtain Walls	Miller Glass of NC	Chase	Bickford	NC	No Response
084000 - Entrances, Storefronts, and Curtain Walls	Kapasi Glass	Mustan	Kapai	SC	Undecided
084000 - Entrances, Storefronts, and Curtain Walls	BLUE RIDGE GLASS	BOB	MORRIS	NC	Will Bid
084000 - Entrances, Storefronts, and Curtain Walls	MSJ Glass and Glazing Inc	Jessica	Barley	NC	Will Bid
092116 - Gypsum Board Assemblies	Performance Building Solutions	Logan	Higdon	NC	Undecided
092116 - Gypsum Board Assemblies	AFD Construction	Jared	Spratt	SC	Will Bid
092116 - Gypsum Board Assemblies	Appalachian Drywall Systems, Inc	Richard	Boulter	NC	Will Bid
092116 - Gypsum Board Assemblies	Divisions Contractors	Ricardo	Zubiate	NC	Will Bid
092116 - Gypsum Board Assemblies	Xtreme Drywall Systems	rodney	hawkins		Will Bid

AC Reynolds High School

Security Improvement

2023-01-27

093000 - Tiling	Lomax Tile & Marble, Inc.	Jason	Smiley	NC	No Response
093000 - Tiling	Lomax Tile & Marble, Inc.	Jason	Smiley	NC	No Response
093000 - Tiling	young office	Kathleen	Shively	NC	No Response
093000 - Tiling	Professional Business Interiors (Pbi)	Wes	Waldorf	NC	Will Bid
093000 - Tiling	Young Office Flooring	Barry	Broome	NC	Will Bid
096500 - Resilient Flooring	young office	Kathleen	Shively	NC	No Response
096500 - Resilient Flooring	Professional Business Interiors (Pbi)	Wes	Waldorf	NC	Will Bid
096500 - Resilient Flooring	Young Office Flooring	Barry	Broome	NC	Will Bid
096800 - Carpeting	young office	Kathleen	Shively	NC	No Response
096800 - Carpeting	Professional Business Interiors (Pbi)	Wes	Waldorf	NC	Will Bid
096800 - Carpeting	Young Office Flooring	Barry	Broome	NC	Will Bid
099000 - Painting and Coating	Performance Building Solutions	Logan	Higdon	NC	Undecided
099000 - Painting and Coating	Southern Painting	Alex	Estrin	SC	Will Bid
101400 - Signage	APCO Graphics INC	Brenda	Dunaway	GA	Will Bid
102800 - Toilet, Bath, and Laundry Accessories	Noble Specialties, Inc.	Sherri	Noble	NC	Will Bid
210000 - Fire Suppression	A & A Fireprotection	Kaylyn	Reeves	SC	Will Bid
220000 - Plumbing	Pyatt Heating	Matt	Fensterer	NC	No Response
220000 - Plumbing	Bolton Construction and Service of WNC	Bolton	Estimating (PRIMAR	NC	Will Bid
220000 - Plumbing	Pisgah Plumbing	Chris	Ashe		Will Bid
220000 - Plumbing	Haynes Heating & Cooling	Jeffrey	Babcock	NC	Won't Bid
220000 - Plumbing	W.N. Kirkland	Clint	Hughes	SC	Won't Bid
230000 - Heating, Ventilating, and Air Conditioning	Pyatt Heating	Matt	Fensterer	NC	No Response
230000 - Heating, Ventilating, and Air Conditioning	Rutherford Heating & Air Inc	Alan	Murray	NC	No Response
230000 - Heating, Ventilating, and Air Conditioning	Bolton Construction and Service of WNC	Steve	Harrower	NC	Will Bid
230000 - Heating, Ventilating, and Air Conditioning	Haynes Heating & Cooling	Jeremiah	Westberg		Will Bid
230000 - Heating, Ventilating, and Air Conditioning	W.N. Kirkland	Clint	Hughes	SC	Won't Bid
260000 - Electrical	A-American electric	jeff	eubanks	NC	No Response
260000 - Electrical	Bolton Construction and Service of WNC	Steve	Harrower	NC	No Response
260000 - Electrical	Grigg Electric Co	George	Grigg	NC	No Response
260000 - Electrical	JEC	Joe	Jackson	NC	No Response
260000 - Electrical	ATI Communication Inc	Shawn	Anders	NC	Will Bid
260000 - Electrical	Becker Electric	Jim	Becker	NC	Will Bid

AC Reynolds High School

Security Improvement

260000 - Electrical	Jackson Electrical	John	Klinge	NC	Will Bid
260000 - Electrical	Pisgah Electrical Services	Chris	Ashe	NC	Will Bid
Unassigned	Accessories Unlimited, Inc.	Brad	Noble	NC	No Response
Unassigned	Becker Electric	James	Becker	NC	No Response
Unassigned	DH Griffin Wrecking Co. Inc.	Travis	Clayton	NC	No Response
Unassigned	Michael J Rogers Masonry, Inc	connie	rogers		No Response
Unassigned	MSS Fire & Security	Jeremy	Erwin	NC	No Response
Unassigned	MSS Solutions	Aaron	Honeycutt	NC	No Response
Unassigned	Performance Building Solutions	Sam	Higdon	NC	No Response
Unassigned	Rogers Masonry	Mike	Rogers	NC	No Response
Unassigned	Rogers Masonry	Bryan	Ward	NC	No Response
Unassigned	Bolton Construction and Service of WNC	Pola	Laughlin	NC	Undecided
Unassigned	Haynes Heating & Cooling	Jeremiah	Westberg		Will Bid
Unassigned	MB HAYNES	Jennifer	Rawlins	NC	Will Bid



January 26, 2023

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

Re: A.C. Reynolds High School Entrance Security Upgrades

Mr. Fierle,

On behalf of the design team, Novus Architects would like to thank you, Dr. Jackson, and the Board of Education for the opportunity to be a part of this project for A.C. Reynolds High School. It has been a rewarding and successful collaboration with Buncombe County Schools and Harper General Contractors. We have worked together throughout design to monitor the costs of the project and the schedule of construction so that construction can occur during the spring break through summer months. Cost estimates were provided by Harper during the design phase and we worked together to maintain alignment between costs and project scope.

Throughout bidding, Harper worked with sub-contractors to provide adequate opportunity for good sub-contractor bid responses. The construction industry is still responding to the effects of the pandemic with some market volatility, supply chain complications, and some unpredictability in sub-contractor bid response and costs. Even with the smaller nature of this project, a tight spring break through summer schedule, and the influence of the pandemic, bid responses were consistent and provided good coverage for the project.

We have participated in the bid process and reviewed the GMP information provided by Harper General Contractors. We are recommending that the Board of Education accept the GMP for the Entrance Security Improvements to A.C. Reynolds High School and authorize work to proceed for this project.

Sincerely,

Jeffrey C. Neel, AIA
NOVUS ARCHITECTS
Divisional Principal

NOVUSARCHITECTS.COM

ASHEVILLE | ATLANTA | CHARLESTON | CHARLOTTE | JACKSONVILLE | ST. THOMAS USVI

Memorandum

Date: Thursday, February 2, 2023

To: Mr. Tim Fierle, Director of Facilities
Buncombe County Schools

From: Lisa Sharpe, Accounts Payable, Purchasing and Risk Control Manager *LS Sharpe*
Buncombe County Schools

Subject: Accept GMP and Authorize CMAR to Proceed – A.C. Reynolds High School Entrance and Lobby Security Reconfigurations

I have reviewed the GMP (Guaranteed Maximum Price) Proposal from Harper General Contractors for the A.C. Reynolds High School Security Upgrade Project.

It is my opinion that all bid proposals were received in good order and within the guidelines of Buncombe county Board of Education Policy 9120, Section B and NCGS 143-128 (a1)(4):

- (a1) Construction methods – The State, a county, municipality, or other public body shall award contracts to erect, construct, alter, or repair buildings pursuant to any of the following methods:
- (4) Construction management at risk contracts pursuant to G.S. 143-128.1

C: Ms. Tina Thorpe, Chief Financial Officer