

July 25, 2022

Brendan Shanahan, PE
Civil Engineer III
City of Hendersonville
305 Williams St.
Hendersonville, NC 28792

Reference: CMAR Proposal

Dear Brendan,

Thank you on behalf of the Harper Team for selecting Harper as your construction partner for the *Seventh Ave CMAR Project* you have coming up in the City of Hendersonville. We understand the important role the City plays in the development of the downtown area, and we look forward to helping increase the impact in the City of Hendersonville.

Harper will be serving as your Construction Manager at Risk (CMAR). Harper is proficient in navigating the CMAR aspects of the North Carolina state procurement laws and we employ that expertise by collaborating with the Project Team to outline the most cost-effective materials, systems, and details while maintaining the design and aesthetic intent. We are confident that our efforts will result in a competitive and comprehensive Guaranteed Maximum Price promoting the highest value for your projects.

Harper is proposing a percentage of preconstruction services cost of **\$30,000** and a Construction Fee of 7.5%.

Summary of Proposed Services

As a part of this submission, we wish to provide a brief outline summary of the services included in our proposal. We desire to operate as a Construction Manager at Risk as defined by the AIA. Harper traditionally recommends using that AIA 133-2009 Standard Agreement Between Owner and Construction Manager as Contractor where the basis of payment is the cost of the work plus a fee with a Guaranteed Maximum Price. However, know that Harper is flexible if there is an alternative agreement which the City of Hendersonville is already familiar with, please forward that agreement to Harper for our review. We will engage early in the process with the owner and with the Design Team to perform preconstruction services as the design matures from a concept to final construction documents.

Pre-Construction Services

- Attend design meetings when necessary.
- Provide a detailed quantity survey and estimate of Construction costs prior to bidding the project.
- Accurate estimating /budgeting of construction costs from the Conceptual Design through to the Final Construction Documents and GMP.
- Communicating the budget information in an open and transparent way so that you and your design professional can develop a clearer understanding of the scope and the associated costs.

- Performing constructability analysis as the design matures providing insights and recommendations as to how best meet the design intent in a cost effective manners
- Creating and monitoring a Master Project Schedule which outlines key activities and milestones relating to design, owner decisions, permitting, pricing, procurement, and construction throughout both the preconstruction and construction process.
- Managing the prequalification and subcontractor bidding process as per North Carolina G.S. 143-128.1. We will provide a proposed list of qualified vendors whom we intend to prequalify and wish to invite to pursue the project. We will welcome any additions, deletions, or comments relating our list of proposed subcontractors. We will work diligently to secure a number of bids in each phase of work to provide competitive and comprehensive pricing.
- Coordinating with local authorities and building officials. We are experienced in meeting with them during the preconstruction phase and in advance of construction activities to assist in promoting clarity.

Sincerely



Timothy Lewis,
Director, Asheville Office