BUNCOMBE COUNTY SCHOOLS
PREPARING STUDENTS FOR THEIR TOMORROW

Maintenance & Facilities Department

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MEMORANDUM

TO: Dr. Rob Jackson
Superintendent

FROM: Clark Wyatt
Director of Maintenance & Facilities

DATE: June 4, 2026

SUBJECT: WD Williams Elementary Additions & Renovations – Approve Contract Amendment #1

This memorandum requests Board approval of Amendment #1 to the Construction Management at Risk (CMAR) Services Agreement between the Buncombe County Board of Education and Hickory Construction Company. The Board originally executed this agreement on January 15, 2022. This project is funded through Article 39 and this amendment is being advanced to maintain progress and ensure uninterrupted summer construction activities.

The amendment authorizes a limited scope of work consisting of demolition activities as outlined in Exhibit A. This work is scheduled to begin June 15, 2026, and be completed by July 15, 2026. The associated costs are incorporated into the existing Guaranteed Maximum Price (GMP) structure for this phase of work.

The total cost of Amendment #1 is $185,865.46, which includes $150,000.00 for demolition (Custom Demolition), $29,865.46 for CMAR General Conditions, and $6,000.00 for the CMAR fee. All other terms and conditions of the original agreement remain unchanged and in full force and effect.

The GMP for the remaining scope of work will be brought forward for Board consideration at the June 30, 2026 meeting. Approval of this amendment will allow work to proceed without interruption while the remaining GMP details are finalized.

RECOMMENDATION: It is recommended that the Board approve Amendment #1 to the CMAR Services Agreement with Hickory Construction Company in the amount of $185,865.46 and authorize the Superintendent or designee to execute all necessary documents

Attachment: Contract Amendment #1 with Exhibit A

CC: Chip Cody, Assistant Superintendent
Tina Thorpe, Chief Finance Officer
Tina Jones, Assistant Finance Officer
Lisa Sharpe, Purchasing and Risk Manager

AMENDMENT #1 TO CONSTRUCTION MANAGEMENT AT RISK SERVICES AGREEMENT BETWEEN BUNCOMBE COUNTY BOARD OF EDUCATION AND HICKORY CONSTRUCTION COMPANY

NOW COME the Parties, **THE BUNCOMBE COUNTY BOARD OF EDUCATION** ("Owner"), on the one hand, and **HICKORY CONSTRUCTION COMPANY** ("CMAR"), on the other hand (collectively "Parties"), and, effective June 4, 2026, enter into this **AMENDMENT #1** ("Amendment") to the January 15, 2022 **AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES** ("Agreement").

WHEREAS, on January 15, 2022, the parties entered into the Agreement;

WHEREAS, on June 4, 2026, the Parties amend the Agreement by and through Ammendment#1, incorporated herein by reference;

WHEREAS, the Owner agrees to revise Section 7.3.1 of the agreement to pay an additional sum to the CMAR for CM fee; and

WHEREAS, the Owner agrees to revise Section 7.3.2 of the agreement to pay an additional sum to the CMAR for General Conditions

NOW, THEREFORE, in consideration of the terms and conditions contained herein, the Parties agree to the following:

1. **Scope of Work.** The CMAR agrees to perform the Scope of Work ("Scope") described in Exhibit A, incorporated herein by reference. The Scope shall commence on June 15, 2026 and will be completed on or before July 15, 2026

2. **GMP Adjustment.** The work included in the Scope shall be included in the GMP.

3. **Compensation.** For its services in completing the work described in Exhibit A, the CMAR shall be compensated as follows:

A.	Demolition (Custom Demolition):	$150,000.00
B.	CMAR General Conditions:	$ 29,865.46
C.	CMAR Fee:	$ 6,000.00
	Total:	**$185,865.46**

4. **Incorporation.** This Amendment is incorporated as part of the Agreement, and the terms therein, and the Agreement shall remain fully in place except as amended herein.

5. **Authorization.** The signatures hereto represent that they are authorized by their respective entities to sign this Amendment.

6. **Signatures.** This Amendment may be signed in counterpart and a signed copy delivered via fax or email shall be treated as an original.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their duly authorized representatives on the dates indicated below.

OWNER

_____

Dr. Rob Jackson
Superintendent
Buncombe County Schools

_____

Rob Elliott
Chair, Board of Education
Buncombe County Schools

_____

Tina Thorpe
Chief Financial Officer
Buncombe County Schools

CONTRACTOR

_____

Mark Baucom
President/CEO
Hickory Construction Company

ATTEST:

Name:_____ **Signature:** _____

Title:_____

Exhibit A

NARRATIVE: Generally, the work for this amendment will include starting demolition work as it relates to preparing the EC classrooms for relocation of students. This work will begin on June 15, 2026 and completed by July 15, 2026. These will be the first steps in the phased renovation process for the WD Williams Phase 2 project.

Schedule of Values

Demolition (Custom Demolition):	$ 150,000.00
CMAR General Conditions:	$ 29,865.46
CMAR Fee:	$ 6,000.00
Total:	**$ 185,865.46**