

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: September 8, 2009
SUBJECT: Construction Management Update
ATTACHMENTS: Yes

SUMMARY OF REQUEST:

Attached is the Henderson County Facility Projects Monthly Status Report from David H. Berry & Associates, LLC.

BOARD ACTION REQUESTED:

This presentation is being made to provide information to the Board of Commissioners. No specific Board action is requested.

Suggested Motion:

No motion suggested.

DAVID H. BERRY & ASSOCIATES, LLC
A Construction Management Company

August 28, 2009

Henderson County
Hendersonville, NC 28792

RE: Henderson County Facility Projects Monthly Status Report

DAVID H. BERRY & ASSOCIATES, LLC contracted with the County of Henderson, Hendersonville, NC to provide Construction Management Services for the 2010 fiscal year as outlined in our accepted proposal for services dated June 30, 2009, and subsequent contract with the County dated July 15, 2009. The contract was entered into with a clear understanding that the overall scope of all Facility Projects work was to include not only basic Construction Management coordination assistance, as outlined in our original proposal, but also to:

- 1) Work with all County Staff, County School Staff, and BRCC Staff.
- 2) To obtain the best possible pricing for all components of all construction projects through competitive bidding and challenging of pricing.
- 3) Make every effort to utilize local Contractors, Sub-contractors, Architects/Engineers, and Vendors for all Henderson County work when cost effective and/or in the best interest of the work being performed.
- 4) Push aggressively to complete the backlog of projects allowing the County to take advantage of the current economic lower costs and thereby resulting in savings to the County/Taxpayer.
- 5) Work with the County Staff to better report/track all specific County Facilities Project work.

The realm of construction project responsibilities include individual approved Henderson County Projects, all approved Henderson County School Renovation Projects, and renovations for specific structures at Blue Ridge Community College.

Initially and immediately following our contract signing we met on July 16, 2009 with Steve Wyatt, Selena Coffey, Darlene Burgess, Marcus Jones and Carey McLelland to discuss project deadlines, accountability, etc... We met again on July 20, 2009 with Bo Caldwell, Steve Wyatt, Darlene Burgess and Marcus Jones specific to school projects and which projects were to be Bond funded projects. A follow up meeting that afternoon with Bo Caldwell and his staff initiated our first of several meetings to discuss specific Schools Projects in regard to scope, pricing, and contractor bidding. The importance of the mandate to have bids in hand by October 15th, 2009 for all QSCB's as per Carey McLelland's directive was reviewed and discussed in detail.

On July 22, 2009 I met with Marcus Jones and Natalie Berry to review the County projects and visited the following sites: Law Enforcement Center, Water Utility Department Building, Old Health Department Building, and the proposed Gravel Parking area at the new Health Department.

We have also met with David Whitson and Peter Hemans of BRCC. David explained how their project work, bidding, approvals, etc... requiring State approvals and specific guidelines differed from other County projects. We discussed the benefits of how our involvement and assistance with BRCC projects would better facilitate the transparency/accountability of their project work to the County Commission and possible project cost savings.

We continue to meet and work with the County Staff, County School Staff, and BRCC and their assistance and willingness to work together has been very good. We and the County Finance Department are also working together vigorously to provide up to date project accounting reports.

The following are brief explanations of our involvements thus far and status listings of on-going project work.

Henderson County School Projects

Certain School Projects or groups of projects require Architectural/Engineer designs to be able to perform the work. Currently those include major Roof Replacements, HVAC System Repairs/Replacements, Paving, and Electrical Upgrades. The following is the status of outside firm involvements for these type projects:

Roof Replacements: On July 10, 2009 REI, Roof Engineering Inc., Charlotte, NC submitted a proposal to provide the Designs and subsequent Construction Administration for all pending School Roof Replacement Projects. Those roof projects include Apple Valley Middle, North Henderson High, Dana Elementary, Hendersonville High, Upward Elementary, East High, West High Gym and Balfour Cafeteria. REI's proposal fee was \$58,550 for design and \$40,700 for contract administration. The Design fee (4%) was acceptable based upon total estimated job cost, but the Contract Administration was not considered acceptable. By challenging and negotiations we, Bo Caldwell and I, were successful in reducing this part of their proposal by \$20,350. This brought their total proposed fee in line based on the scope of work and roof replacement estimates. We have released REI and they are currently working on the roof design. Their design schedule has been reviewed to insure that any Bond funded roof projects take priority.

HVAC Systems Repairs/Replacements: Delta Engineering, Greenville, SC, had previously been hired by the County Schools to provide specific necessary school HVAC systems repair. The fees for their designs are in line and Delta is doing an excellent job on the design remedies. Of particular concern is the HVAC System Piping Repairs at Apple Valley/North Henderson Schools. The repair issues are in regard to originally

installed underground hot and cold water piping. The HVAC systems consist of centrally located gas fired boilers and chillers which provide hot and/or cold water as needed to each and every room HVAC unit in the facility. This is a typical, common and efficient HVAC system if installed correctly. Simply put two 4" steel cold water and two 4" copper hot water pipes run underground parallel to each school wing, crossing over underground to the room units on the opposite side of each wing, and underground throughout the facility to all HVAC room handling units. The underground piping portion has proven to be a design flaw in that they leak, significantly. The main source of the piping leak problem is with the hot water copper pipes which include a slip fit, o-ring type coupling which will leak with any slight ground movement. The fact that this is Western North Carolina and that the school is built on compacted fill dirt definitely would insure leakage to occur. The original system was also designed and installed without necessary valves that would have allowed for specific areas of the system to be isolated making repairs less difficult. Pressure testing of isolated sections of piping and previous numerous underground and sometimes under floor slab repairs have been necessary. For obvious reasons unknown leaks beneath floor slabs are of high concern. The system was installed in 1993 and the original Architect/Engineer and Contractor are no longer in business.

Delta's repair design includes the elimination of all of the underground piping and the install of new iron pipes run overhead above the ceilings to all HVAC room handling units. Due to obvious scheduling logistics the design and project is being performed in two phases. Phase I includes the replacement and/or elimination of all critical piping to allow for the heating to be functional by this cold weather season. Remaining components of the design, Phase II, will be installed as a part of and in conjunction with the construction of the new School Addition. Phase I of this project was competitively bid on August 3, 2009 and was awarded to IMOCO, Fletcher, NC. IMOCO's low bid price for Phase I was \$438,800, significantly lower than the other three bids submitted. The project is now in its second week of construction. All School operational concerns are routinely being addressed and thus far there have been no significant problems or issues. The construction work is being performed at night.

Delta is also currently providing design resolves for Flat Rock Middle, Rugby Middle, West Henderson, East Henderson, and Hendersonville High with priority being given to Bond funded projects.

School Paving Projects: On August 12, 2009 Lapsley Engineering, Hendersonville, NC, submitted a proposal for Design and Contract Administration of all School paving projects. Their proposed fee of \$13,000 was challenged by eliminating unnecessary follow-up administration and reduced to \$7,900 saving \$5,100. The proposal has been accepted and designs are being completed.

School Electrical Projects: Burdette Engineering, Greenville, SC, submitted for Design/Contract Administration two proposals on July 31, 2009. One proposal in the amount of \$10,000 for the replacement of the stadium lights at Hendersonville High and

the second in the amount of \$12,000 for necessary lighting and other electrical upgrades at Edneyville & Atkinson Elementary Schools. Both of these fees were challenged resulting in an overall reduction or savings of \$4050. The \$10,000 was reduced to \$8,200 and the \$12,000 to \$9,750. Both proposals were accepted and the designs are being completed. It should be noted that the priority of the Hendersonville High Stadium Lights/Poles Replacement has been upgraded. The existing old wooden poles are in bad shape and could fail allowing overhead high voltage lines, above the aluminum bleachers, to fall. The new Lights/Poles Design will include a pad mounted transformer and underground wiring.

Miscellaneous School Projects: Both O’Cain Design and Stuart Stepp, Architects, were hired, and have and/or are currently providing necessary Designs and Contract Administration on multiple smaller school projects. Their fees have been reviewed and are acceptable based upon estimated cost. Included in Stuart Stepp’s Designs are various Window Replacement Projects and minor building upgrades. Included in Bill O’Cain’s Designs are various Canopy Repairs and installs and other minor building upgrades.

Apple Valley/North Henderson Schools Expansion: Along with School Staff, I have met with Moseley Architects (July 30, 2009) to review preliminary building designs. Questions and minor building design issues were discussed and resolved allowing the Architect to continue.

NOTE: We are also continually working with the School Staff and all Design Architect/Engineers to allow for groupings of similar projects to obtain more competitive bid pricings. By competitive bidding and challenging of received pricing please note the following recently released School Projects:

<u>School</u>	<u>Project</u>	<u>Budget</u>	<u>Cost</u>	<u>Savings (Increase)</u>
FRM	Cover freezer cooler	\$7500	\$8140	(\$640)
BAL	Door replacement	\$5000	\$4751	\$249
FRM	Cabinet replacement	\$8000	\$3425	\$4575
RUG	Cabinet replacement	\$8000	\$3425	\$4575
ATK	Door replacement	\$5000	\$3695	\$1305
WHS	Canopy repair	\$7000	\$6750	\$250
FRM	Restroom partitions	\$4500	\$3610	\$890
HVE	Renovate front office	\$30000	\$24183	\$5817
BAL	Bath partitions	\$21250	\$7500	(\$13750)
EHS	Upgrade fire alarm	\$15000	\$0	\$15000

Henderson County Projects

Law Complex/County Administration Building/1995 Courthouse: Received and reviewed existing building assessment from Marcus Jones. Awaiting preliminaries from Moseley Architects.

Old Health Department: Received and reviewed existing building assessment. I participated in the assessment of the "Request for Qualifications" for Architects for the design renovation. The Architect assessment rankings are scheduled to be presented to the Commission for a directive on Architect selection. Once selected pricing proposals can be requested.

Gravel Parking Lot at New Health Department: We worked with Marcus Jones and Natalie Berry to obtain a design drawing and permit for what was the understood scope of work. Below budget pricings were obtained. Upon further review the City is now requiring the area to be paved. Paving and necessary storm water permits will affect cost. Awaiting directive.

Old Water Utility Building, Demolition: Competitive bids for the necessary asbestos abatement and building demolition were obtained. The asbestos abatement Contractor, Mountain Environmental, and the demo Contractor, Carolina Specialties, have been awarded the project. The abatement is scheduled for September 2, 2009 with the demolition to follow. Thus far we are \$14,455 under budget.

Blue Ridge Community College


We have met with David Whitson, VP of Finance & Operations, and Peter Hemans, Director of Facilities, and reviewed their mandated state procedures for project work. BRCC had previously advertised for RFQ's for architects to assist BRCC with designs and groupings of projects to better facilitate the work to be performed. The RFQ's for architects were received by BRCC on August 18, 2009 and have been reviewed by their board. We have been invited to attend architects interviews scheduled on September 8, 2009. We also assisted in obtaining competitive pricing for an emergency roof design for the Spearman building, which is in urgent need of repair.

Projections

We are currently working with Denisa Lauffer, County Permitting, to generate a current listing of all Henderson County licensed Contractors & Sub-contractors. Once completed we plan to schedule a Public Meeting to better allow for local Contractor awareness of upcoming project work for which the County will be accepting bids.

Please feel free to contact me should you have any questions in regard to the information supplied in this report.

Respectfully Submitted,


David H. Berry, Sr.,
Construction Manager