

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** **October 21, 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*

October 14, 2009

Henderson County  
Hendersonville, NC 28792

RE: Henderson County Facility Projects Monthly Status Report

Our last monthly report was a review of the scope of our assigned construction management responsibilities and included specific updates in regard to county funded construction activities. This report is a continuation of county construction activity statuses.

**Henderson County School Projects**

We and the school staff have been working diligently to have all bids in hand by October 15<sup>th</sup> 2009 for all QSCB funded county school project work. We fully expect to accomplish this. Some of these projects are now already ongoing, some completed, and others released to start.

The following is the status of those certain school projects which have required Architectural/Engineer designs be able to bid and perform the work. Those projects include Roof Replacements, HVAC System Repairs/Replacements, Paving, and Electrical Upgrades.

**Roof Replacements:** Previously hired Roof Engineering Inc. has completed the designs for the roof repair/replacement projects. All of these projects have now been let for bid with some already awarded with the work being scheduled. All of the projects were awarded to the low bidder with additional savings realized by value engineering each project with the low bidders. The projects already awarded and released are listed further in the report.

**HVAC and Mechanical Systems Repairs/Replacements:** Previously hired Delta Engineering has completed the designs for all of the HVAC projects. These projects include the HVAC Piping Repairs at Apple Valley/North Henderson, Flat Rock Middle Boiler System Replacement, Rugby Middle Boiler System Replacement, West and East Henderson High Schools Auditorium Duct Installs, and Hendersonville High Plumbing Repairs. All of these projects have been let for bid and are currently being reviewed, with the exception of the HVAC Piping Repairs at Apple Valley/North Henderson which is proceeding on schedule with no disruption of school activities.

**School Paving Projects:** Lapsley Engineering, previously hired, has completed the designs for all Paving Projects. These projects include repairs, replacements, or paving overlays at Hendersonville High, West Henderson High, Edneyville Elementary, Flat Rock Middle, Upward Road Elementary, and East Henderson High. Southeastern Paving



has been awarded these projects and is being released to proceed with the work. They were the low bidders with their pricing being negotiated lower by value engineering and modifying scopes to bring the projects closer to previously budgeted amounts. The exact projects and costs are listed further in this report.

**School Electrical Projects:** Burdette Engineering, previously hired, completed their designs for the replacement of Stadium Lights at Hendersonville High, and Electrical Upgrades at Edneyville and Atkinson Elementary Schools. All of these projects have been let for bids with bids due this week.

**School Window Replacement Projects:** Stuart Stepp, Architect, previously hired, has completed their designs for specific Window Replacement/Repair Projects at Atkinson and Edneyville Elementary Schools, Central Office, East and West Henderson High Schools. These projects have been bid and awarded to Dunlap Construction and the work is being scheduled. His low bid price was negotiated lower through value engineering. The exact projects and costs are listed further in this report.

**Miscellaneous School Projects:** Stuart Stepp, Architect, has also completed designs for other Renovation Projects at Apple Valley Middle, Rugby Middle, and East Henderson High. These projects are currently being bid with the work at Apple Valley Middle previously released and underway. Bill O'Cain, Architect, previously hired, has completed his remaining design projects which include Renovation Projects at Hendersonville Elementary, Hendersonville High, and Flat Rock Middle. These projects have been bid and awarded and are either complete or are being completed. The exact projects and costs are listed further in this report.

**Apple Valley/North Henderson Schools Expansion:** Along with School Staff we continue to work with Moseley Architects during the design phase. We are currently reviewing preliminary plans received October 9, 2009. Discrepancies were discovered between the ongoing HVAC Piping Project and how these systems were to tie into the new school facilities HVAC systems. We met with all parties and resolved the discrepancies and thereby eliminated potential future cost had the designs not been compatible when the new facility is constructed.

**NOTE:** We continue to work with the School Staff competitively bidding and value engineering all project work. On the following page is a listing since the last report of additional projects that have been released and/or completed. It is important to note that the scopes of work and corresponding budgeted dollar amounts for some specific line item projects have changed significantly since they were initially listed and estimated. Examples of this would be a partial roof repair or paving patch that was listed as needed two years ago, but since that time the scope of work has increased requiring an entire roof or pavement overlay. When this has occurred conscientious decisions have been made to increase the scope to accomplish what is needed. Or if the overrun is only a portion of an overall project then the balance of that projects scope might be adjusted. Also some listed projects may be deemed as no longer necessary or completed utilizing school in house resources reflecting a no cost. But this is all done with the understanding that we have an overall amount of approved funding, and therefore some projects of less priority might not be able to be done at this time or be eliminated. But likewise though, projects could potentially be added if allocated funds remain after reaching the previous benchmark (based on previous budgeted numbers) on the project list. Obviously the savings realized on some projects offsets overruns on others and we are working hard to accomplish as much of the schools project work as possible with the funds allocated.



SCH/PRJ#	PROJECT	BUDGET	COST	SAVINGS/(INCREASE)
AE #64	Replace fencing	\$5,000.00	\$1,430.03	\$3,569.97
BD#65	Provide safety building	\$14,000.00	\$13,158.00	\$842.00
BAL#45	Drop ceiling	\$17,500.00	\$1,658.00	\$15,842.00
HVE#46	Media center walls	\$12,000.00	\$19,217.00	(\$7,217.00)
HVH#33	Install new bleachers	\$75,000.00	\$46,250.00	\$28,750.00
AE#21	Energy controls	\$25,000.00	\$22,221.69	\$2,778.31
AVM#22	Energy controls	\$10,000.00	\$7,800.00	\$2,200.00
WHH#69	Repair leaking canopy	\$7,000.00	\$6,750.00	\$250.00
AE#60	Door replacement	\$5,000.00	\$3,919.36	\$1,080.64
BDE#70	Door replacement	\$7,000.00	\$3,439.66	\$3,560.34
FRM#71*	Door replacement	\$12,500.00	\$1,574.47	\$10,925.53
HHS#51	Repair covered walkway	\$35,000.00	\$54,988.00	(\$19,988.00)
AE#36	Replace dumpster wall	\$7,000.00	\$2,469.56	\$4,530.44
WHH#5**	Re-roof over gym	\$120,000.00	\$75,939.00	\$44,061.00
FRM#40	Repair/replace gym blchr boards	\$15,000.00	\$8,696.88	\$6,303.12
RM#41	Repair/replace gym blchr boards	\$15,000.00	\$8,696.88	\$6,303.12
FRM#55	Replace art room cabs	\$8,000.00	\$3,424.78	\$4,575.22
RM #56	Replace art room cabs	\$8,000.00	\$3,424.78	\$4,575.22
HVH#3***	Roof project	\$30,000.00	\$79,345.00	(\$49,345.00)
WHH#62***	Roof project	\$150,000.00	\$89,379.00	\$60,621.00
EHH#48***	Roof project	\$225,000.00	\$228,289.00	(\$3,289.00)
DE#2***	Roof project	\$40,000.00	\$69,415.00	(\$29,415.00)
AE#35***	Window replacement	\$20,000.00	\$12,500.00	\$7,500.00
EDE#38***	Window replacement	\$65,000.00	\$93,916.00	(\$28,916.00)
EHH#16***	Window replacement	\$24,500.00	\$27,250.00	(\$2,750.00)
WHH#17***	Window replacement	\$24,500.00	\$26,250.00	(\$1,750.00)
CO#37***	Window replacement	\$25,000.00	\$22,100.00	\$2,900.00
EDE#30***	Paving project	\$20,000.00	\$34,802.00	(\$14,802.00)
UE#63***	Paving project	\$34,000.00	\$21,518.00	\$12,482.00
FRM#47***	Paving project	\$35,000.00	\$17,332.00	\$17,668.00
EHH#76***	Paving project	\$40,000.00	\$41,367.50	(\$1,367.50)
HVH#23***	Paving project	\$12,000.00	\$9,474.00	\$2,526.00
WHH#24***	Paving project	\$39,000.00	\$50,422.00	(\$11,422.00)
WHH#43^^	Door replacement	\$25,000.00	\$0.00	\$25,000.00
EDE#26	Handicap access	\$12,500.00	\$6,052.75	\$6,447.25
<b>TOTALS</b>		<b>\$1,219,500.00</b>	<b>\$1,114,470.34</b>	<b>\$105,029.66</b>

\*Salvaged materials and in house labor are reflected in this savings.

\*\* Project was underway when DHB & Associates began involvement.

\*\*\* All projects costs include design fees

^^ Project was done as part of Project #20, kitchen renovation

Totals do not include projects reported last month, those savings were \$18271.00. Total savings to date are estimated to be \$123,300.66.



## Henderson County Projects

**Law Complex/County Administration Building/1995 Courthouse:** Moseley Architects is working on preliminary designs for the Law Complex. Ongoing programming for Law Complex operational and facility requirements is in process. Moseley has determined that the best location for the new facility is to the right of the existing 1995 Courthouse in the parking lot area inclusive of the old residential/office. A survey of the entire parcel was deemed necessary to facilitate site planning. We, along with County Staff, procured and negotiated pricing to hire Hill and Associates Surveyors, PA to perform this work. The survey work has been ongoing for approximately three weeks and is expected to be completed within a week from now allowing Moseley to complete building site preliminaries. We, County Staff, Sheriff, and Moseley Architects have been and continue to meet weekly.

**Old Health Department:** Moseley Architects was awarded the contract to perform the renovations to the Old Health Department, King Street Building, and 1995 Courthouse in conjunction with the new Law Complex. Although the actual contract is still pending at this time, this project work is included on their overall schedule with completion of design, bidding, and construction to be performed simultaneously with the new Law Complex.

**Parking Lot at New Health Department:** County engineering has procured City permitable drawings. The drawings include paving of the parking area and required landscaping. The City would not allow/permit the original gravel plan. It has been noted that to install the parking area as per the revised paved plan cannot be done for the original budgeted amount for the gravel lot. We are awaiting a directive on how to proceed.

**Old Water Utility Building, Demolition:** Demolition has been completed. The cost of the demolition was \$20,522 which is inclusive of asbestos abatement. The original budgeted amount for this work was approximately \$35,000.

**Court House Emergency Generator:** We have just begun involvement in this ongoing project along with County Engineering Staff and attended our first monthly status meeting on Tuesday, October 6. The project work is being performed by McGill Associates Engineers and Fountain Services Contracting. It is our understanding that the project was bid and awarded for less than the budgeted amount. The project is underway and slightly ahead of schedule. Project is slated for completion mid January 2010.

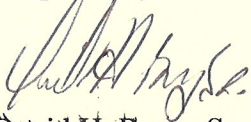


**Blue Ridge Community College**

**Spearman Building Emergency Roof Replacement:** BRCC hired PBC&L Architecture to design the Roof Replacement System. The design was completed, the project was bid by the architect, and the project was awarded to the low bidder, Benton Roofing, Flat Rock, NC. BRCC has released the project and the work is being scheduled. BRCC requested Qualifications for Architects to assist the College with any necessary designs and assistance required to complete their listed project work. We understand that PBC&L was selected.

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

Respectfully submitted,



David H. Berry, Sr.  
Construction Manager