

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** November 18, 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*

November 11, 2009

Henderson County  
Hendersonville, NC 28792

RE: Henderson County Facility Projects Monthly Status Report

This monthly report is a review of the scope of our assigned construction management responsibilities and includes 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 were successful in providing all bids and required bid document information to the Henderson County Finance Director, Carey McLelland, by the October 2009 deadline for all QSCB funded county school project work. Working together, all submitted bid information was catalogued, reviewed, and made ready for the finance director to use as back-up for the OSCB application. Many of these projects are now ongoing, some completed, and others released to start.

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

**Roof Replacements:** All of the listed roof projects have now been let for bid and awarded. All of the projects were awarded to the low bidder with additional savings realized by value engineering each project with the low bidders. Five projects were listed last month and the remaining ones are listed further in the report. The roof projects are now being scheduled.

**HVAC and Mechanical Systems Repairs/Replacements:** 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, awarded to the low bidder, and then value engineered by the low bidders for additional savings. The phase one portion of the HVAC Piping Repairs at Apple Valley/North Henderson is nearing completion and the phase two portion, which includes extending the newly installed overhead corridor piping into each classroom, is currently being bid. The completion, phase three, of this project which includes the tying in of all existing HVAC room units to the new replacement piping, will be performed concurrently with the new schools addition project which

involves connecting the existing repaired system to the new addition's system. All of this work has continued to be performed with no significant disruptions of school activities.

**School Paving Projects:** The paving projects which 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 in Flat Rock, has been awarded these projects and has been 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. As of this report the Edneyville Elementary paving project has been completed with the other paving projects being scheduled.

**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. Unfortunately the bid pricing for the HV High Stadium Lights was significantly higher than what was previously budgeted. Therefore alternatives are being investigated. We and the school staff have met and discussed with Duke Power several proposal options that they are in the process of preparing that might allow for these projects to be completed by deferring some of the cost. The Duke proposals are expected soon.

**School Window Replacement Projects:** Window Replacement/Repair Projects which include Atkinson and Edneyville Elementary Schools, Central Office, East and West Henderson High Schools have been bid and awarded to Dunlap Construction and the work is being scheduled to be performed. His low bid price was negotiated lower through value engineering.

**Miscellaneous School Projects:** Stuart Stepp, Architect, completed designs for other Renovation Projects at Apple Valley Middle, Rugby Middle, and East Henderson High. The Rugby Middle Shop/Classroom and East Hendersonville High Additional Cooler/Freezer projects were awarded to the low bidders and are reflected further in this report. The Apple Valley Middle Front Office Renovation is being bid. Bill O'Cain, Architect, completed design projects which include Renovation Projects at Hendersonville Elementary, Hendersonville High, and Flat Rock Middle which have been bid and awarded and are either complete or are being completed. The one project and cost not included in last month's report is 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. Preliminary plans were received October 9, 2009 and reviewed. We expect the project to be advertised for bids in January 2010.

NOTE: We continue to work with the School Staff competitively bidding and value engineering all project work. Below 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 #36	Repair dumpster wall	\$7,000.00	\$2,469.56	\$4,530.44
BD #70	Door replacement	\$7,000.00	\$3,439.66	\$3,560.34
FRM #75	Restroom partitions	\$4,500.00	\$3,610.00	\$890.00
FRM #11*	HVAC	\$75,000.00	\$88,060.00	-\$13,060.00
RM #12*	HVAC	\$75,000.00	\$108,060.00	-\$33,060.00
WHH #31*	HVAC	\$50,000.00	\$19,350.00	\$30,650.00
EHH #32*	HVAC	\$50,000.00	\$19,350.00	\$30,650.00
RM #74	ADA	\$20,000.00	\$21,775.00	-\$1,775.00
FRM #73	ADA	\$20,000.00	\$22,630.00	-\$2,630.00
HE #68	ADA	\$20,000.00	\$16,920.00	\$3,080.00
EE #57	ADA	\$18,000.00	\$18,990.00	-\$990.00
UP #4*	Roof	\$370,000.00	\$283,711.00	\$86,289.00
BAL #67*	Roof	\$42,000.00	\$46,387.00	-\$4,387.00
HE #19**	Building Repair	\$30,000.00	\$24,183.00	\$5,817.00
HVH #59*	Plumbing	\$125,000.00	\$144,194.00	-\$19,194.00
EHH #44*	HVAC	\$185,000.00	\$242,930.00	-\$57,930.00
UP #13*	HVAC	\$173,000.00	\$158,500.00	\$14,500.00
RM #18*	Building Repair	\$67,750.00	\$95,030.00	-\$27,280.00
EHH #58*	Building Repair	\$30,000.00	\$25,517.00	\$4,483.00
NHH #49*	Roof	\$350,000.00	\$339,710.00	\$10,290.00
AVM #1*	Roof	\$285,000.00	\$161,540.00	\$123,460.00
<b>Totals</b>		<b>\$2,004,250.00</b>	<b>\$1,846,356.22</b>	<b>\$157,893.78</b>

\*project cost includes design fees

\*\*design fee paid out of FY2009 funds

Totals do not include projects reported previously; those savings were estimated at \$123,300.66. Total savings to date are estimated to be \$281,194.44.

## Henderson County Projects

**Law Complex/County Administration Building/1995 Courthouse:** Moseley Architects is continuing to work on preliminary designs for the Law Complex. Ongoing programming for Law Complex operational and facility requirements is in process. As previously determined by Moseley, 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. The survey of the entire parcel that was deemed necessary to facilitate site planning, has been completed by Hill and Associates Surveyors, PA. The survey and all relative information has been forwarded to Moseley to allow for the design of the site plan for the new facility. We have also contracted the services of ECS Limited out of Asheville to perform the necessary site soils borings test and analysis. This testing work is being completed with results expected by the week of November 16<sup>th</sup>. We, County Staff, Sheriff, and Moseley Architects have been and continue to meet weekly. A status presentation by Moseley is planned for the November 18<sup>th</sup> Commission meeting.

**Old Health Department:** Moseley Architects has performed their due diligence of the Old Health Department building and is preparing to start preliminary designs. We were able to procure existing drawings from a local architect to expedite and facilitate their work. County staff is in the process of determining the specific space requirement needs for the various departments. It was determined that an asbestos survey was needed to determine what, if any, abatement might be needed. And if needed this could be performed while the building design is being completed prior to any construction. Bids for the survey were taken and awarded to Mountain Environmental out of Canton. They have been released and should perform the study the week of November 16<sup>th</sup>. Any necessary asbestos abatement noted will then be bid, awarded, and performed.

**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 have now been directed to proceed with bidding this work and are in the process of doing so.

**Court House Emergency Generator:** We continue our involvement in this ongoing project along with County Engineering Staff and attend monthly status meetings. The project work is being performed by McGill Associates Engineers and Fountain Services Contracting. The project was bid and awarded for less than the budgeted amount. The project is underway. The Project was slated for completion mid January 2010 but due to material submittals taking longer than expected the completion is now scheduled for mid February 2010.

**2010 Solid Waste Capital Improvements:** We have recently received and are now being copied on correspondence in regard to planned construction at the Stoney Mountain Road Landfill property. In the near future we expect to become more familiarized with all aspects of the scope of this project and provide any of the necessary assistance that will be required. The County Engineer has challenged McGill Associates proposal for engineering services by eliminating a part of their construction administration fee associated with the project due to our expected involvement.

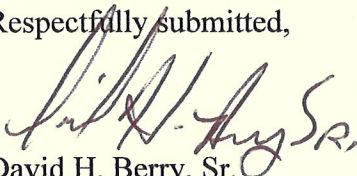
### Blue Ridge Community College

BRCC requested Qualifications for Architects to assist the College with any necessary designs and assistance required to complete their listed project work. PBC&L was selected and approval of the selection has been submitted to the State of North Carolina for their required approval. The approval is expected to be received shortly allowing for the architectural assistance, designs, and planning of BRCC's project work to begin.

**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. The roof project is approximately 70% complete at this time. It should be noted that BRCC had budgeted \$300,000 for this roof repair plus \$50,000 for associated interior moisture damage repair/fixes. The low bid for the roof was \$292,000 plus \$28,000 for A/E fees for the roof and interior moisture problems totaling \$320,000. Therefore if the roof repair is deemed all that is required with no additional interior work needed other than replacing damaged floor and ceiling tiles, this project should come in under budget.

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