

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** January 4, 2010

**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*

December 28, 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 continue to work together diligently on all school project work. Many of the approved listed projects have now been completed, others ongoing, and others to be performed as school schedules and weather permit. Approximately 95% of the listed, approved projects have now been bid and released.

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, major Window Replacements and Electrical Upgrades.

**Roof Replacements:** All of the previously listed roof projects were 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. The roof projects are being performed or the work is being scheduled. It should be noted that an additional roof project, Gym/Lunchroom Area of Apple Valley Middle and North Henderson High, has been mandated as necessary due to extreme leaks and overall very poor condition. Working with School Staff several other lesser priority projects were eliminated or postponed to allow for the inclusion of this roof project within the total budgeted amount. This additional project bids January 19, 2010 and will complete 100% of the roof area of this facility. Also better pricing will be obtained by including this work while other roofing is being performed at this facility.

**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. These projects are either ongoing or will be performed as school schedules and/or weather permit. The phase one portion of the HVAC Piping Repairs at Apple Valley/North Henderson has been

completed and the phase two portion, which includes extending the newly installed overhead corridor piping into each classroom, has been bid, awarded to W. E. Boltin, in the amount of \$405,000 and the work has been started. 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 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. Paving projects are being scheduled, performed and completed as weather and school schedules allow.

**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. The electrical bids for upgrades at Atkinson were received and awarded to Ostern Electric and the work is being scheduled. Although the bid pricing for the Hendersonville High Stadium Lights was significantly higher than what was previously budgeted the decision was made to proceed with the project. The project was awarded to Hanes Electric. The overall poor condition of the poles and equipment cause specific life safety issues and mandate this work be done as soon as possible. Savings on other approved projects will offset the project budget overrun. Duke Power proposed several options but they were not cost effective.

**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 performed and or scheduled to be performed.

**Miscellaneous School Projects:** Projects inclusive of the Rugby Middle Shop/Classroom Renovation, East Hendersonville High Additional Cooler/Freezer Project, the Apple Valley Middle Front Office Renovation, as well as renovation projects at Hendersonville Elementary, Hendersonville High, and Flat Rock Middle are either complete or are now being completed.

**Apple Valley/North Henderson Schools Expansion:** Moseley Architects has completed the plans and specifications and has publicly advertised the project for bid. The project bid date is January 19, 2010. There has been much contractor interest and we expect pricing to be very competitive.

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
AV #14	Building repair	\$12,500.00	\$19,710.00	-\$7,210.00
HVH#34*	Electrical	\$90,000.00	\$227,200.00	-\$137,200.00
EDE#71**	Electrical	\$30,000.00	\$4,179.00	\$25,821.00
AE*	Electrical	\$40,000.00	\$41,371.00	-\$1,371.00
TOTALS		\$172,500.00	\$292,460.00	-\$119,960.00

\*project cost includes design fees

\*\*this project has been postponed, cost reported is A/E fee only

Totals do not include projects reported previously; those savings were estimated at \$281,194.44. Total savings to date are estimated to be \$161,234.44.

### Henderson County Projects

**Law Complex/County Administration Building/1995 Courthouse:** Moseley

Architects is continuing to work on preliminary designs for the Law Complex. Programming for Law Complex operational and facility requirements is now complete. 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. Preliminary site plans and proposed elevations have been prepared for discussion and are currently being reviewed. As previously reported verbally, ECS Limited out of Asheville, performed the necessary site soils borings test and analysis. The borings found the soils to be unsatisfactory to support the building without significant excavation of existing soils and replacement thereof with compactable materials. This situation has allowed for the potential opportunity to include a full unfinished basement in the building design. The inclusion of a basement might be feasible at an attractive estimated cost when compared to the cost of a designed engineered foundation necessary to support the building on unsuitable soils. This option, inclusive of specific estimates, is planned for discussion at the January Commission Workshop. We, County Staff, Sheriff, and Moseley Architects have been and continue to meet weekly. A status presentation by Moseley is planned for the January Commission Workshop meeting.

**Old Health Department:** Mountain Environmental out of Canton has completed the asbestos abatement. Moseley Architects continues to review several design options for the building renovation based on procured staff programming studies. Moseley will

present these options at the January Commission Workshop Meeting and pursue a final directive.

**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 is still slated for completion mid February 2010.

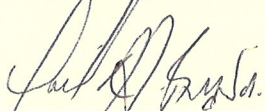
**2010 Solid Waste Capital Improvements:** We are now being copied on correspondence in regard to planned construction at the Stoney Mountain Road Landfill property. We are becoming more familiar with all aspects of the scope of this project and are providing necessary assistance as required. The County Engineer and County Manager again challenged McGill Associates fee proposal for engineering services and were successful in reducing the fee to an acceptable amount. McGill has been released to perform the engineering design.

**Blue Ridge Community College**

See the attached requested BRCC status report for their project work submitted by David Whitson.

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

BLUE RIDGE COMMUNITY COLLEGE  
CONSTRUCTION PROJECT STATUS REPORT  
AS OF DECEMBER 14, 2009

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**Spearman Building Roof Replacement Project, 60,000 SF:**

The college advertised for roof replacement bids and thirteen companies expressed interest in the project at the pre-bid conference held on September 8, 2009. Four companies submitted bids for this project. Benton Roofing of East Flat Rock, with their low bid of \$292,000.00, was the successful company receiving the award of the project. Notice to proceed was issued on October 5, with Benton Roofing having 60 days to complete the project. Due to inclement weather that delayed the project, Benton Roofing was awarded an additional 14 days to complete the project. As of this date, the project is substantially completed, with a punch list outstanding. The 5% retainage that the college is holding will be released once the punch list is complete, inspections are done and final closeout is done by the contractor. Now that the roof has been replaced, the college can concentrate its efforts on the replacement of the interior flooring and ceiling tiles. The original budget for these items was \$50,000. The savings of \$8,000.00 from the roof will be transferred to the cost of the tile replacement and interior moisture mitigation.

Budget information:

Roof Replacement actual cost	\$292,000.00
Design Services/Construction Administration	28,000.00
Other contract work	<u>58,000.00</u>
Total Budget for the project	<u>\$378,000.00</u>

**Balance of the \$2M Repair & Renovation Project:**

After the college advertised for architectural/engineering service for this project, PBC+L and Essential Systems Engineering were selected for the design and construction administration. The college received 30 proposals for the design services for this project. The selection of the architectural/engineering firm was conducted by the Facilities Committee of the Board of Trustees and other college staff. All 30 firms were reviewed by the committee and three firms were interviewed. The design schedule by the architect/engineer and review by the state construction office will take several months to complete. Currently PBC+L is well into the design phase of the projects. The schematic and design development phases are scheduled to be completed and in Raleigh for review by the middle of January.

David Wm. Whitson  
Vice President for Finance and Operations