

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: February 1, 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

January 27, 2010

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. All of the listed, approved projects have now been bid with 95% 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, 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 was bid January 19, 2010 and completes 100% of the roof area of this facility. Also better pricing was 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. Bolten, 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. The phase three portion has now been bid. The low bidder was Triangle Corporation in the amount of \$602,276. We anticipate a directive to award and proceed with the phase three final portion of the work after review by the commission and the school board. All of this work has continued to be performed with no significant disruptions of school activities.

School Paving Projects: 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 ongoing and are being scheduled, performed and completed as weather and school schedules allow. The paving projects at Hendersonville High, West Henderson, Flat Rock Middle, and Upward Road Elementary have been completed.

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 HV 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. The HV High Stadium Lights project is now underway.

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. The window work at the Central office has been completed.

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 was January 19, 2010. There was much contractor interest and the pricing was very competitive. The low bid inclusive of all necessary alternate pricing was \$5,595,000. The budget pricing for the project is \$6,541,300. The bid pricing is being presented to the commission and the school board for review and we anticipate a directive to award the bid and proceed.

NOTE: An up to date status listing of all school projects was prepared and will be distributed at the January 28th, 2010 Budget Workshop for review and information.

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, was planned and discussed at the January Commission Workshop. We, County Staff, Sheriff, and Moseley Architects have been and continue to meet weekly. A status presentation by Moseley will be presented at the January Commission Workshop meeting.

Old Health Department: After reviewing several design options Moseley Architects, working with county staff, has been able to provide a building renovation that with modifications will house all of the county departments in the existing facility. Moseley will present this plan along with cost estimates at the January 28th workshop. The plan will be discussed and with a final directive to proceed being requested.

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.

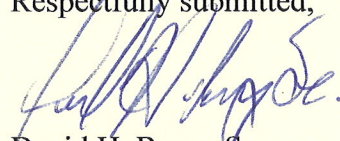
Parking Lot at New Health Department: County engineering has procured City permitable drawings. The drawings include paving of the parking area and required landscaping. The City would not allow/permit the original gravel plan. It was previously noted that to install the parking area as per the revised paved plan cannot be done for the original budgeted amount for the gravel lot. We were directed to proceed with bidding this work. Bids were received on January 27, 2010. The low bid to perform all work as required by the city and as per the drawing was \$26,500. An alternate bid was requested to perform all the work but to replace or eliminate the asphalt paving and use only crushed stone. The low alternate bid was \$14,850. The alternate could only be used if the city allowed for the paving to be done at a later date.

Blue Ridge Community College

We have now received and reviewed architectural plans from PBC&L, the BRCC's chosen architect, which is inclusive by building of all the project work they had listed and included to be funded by county funds for this fiscal year. It is our understanding that these same drawings have now been submitted to the state for final review and approval and once achieved this work can be bid, awarded, and performed.

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