

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** March 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*

February 23, 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.

**It should be noted that another additional method to better facilitate the awareness of upcoming county construction project activity and information has been discussed and will be utilized. From this point forward any and all construction project work, or construction type work, which is outsourced, will be listed on the Henderson County website. Specific information pertaining to the project or the work will be included.**

**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 98% 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. The additional roof project work was awarded to Carolina Mountain Roofing for \$186,900.



**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. In anticipation of the official directive to award and proceed with the phase three final portion of the work by the commission and the school board, Triangle has already begun mobilization in preparation to perform the phase three and final portion of the work. Triangle will be working simultaneously with Bolten while they are completing phase two. All of this work has continued to be performed on schedule with no significant disruptions of school activities.

**School Paving Projects:** Paving projects included 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, was awarded these projects and was 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. Construction on all paving projects has now been completed and are reflected on the completed projects section of 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. 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 progressing well and on schedule.

**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. The miscellaneous projects of which construction is complete are listed on the completed projects section of this report.

**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 was presented to the commissioners at the January Commission workshop meeting and to the school board for review. We are anticipating a directive to award the bid and proceed.

**NOTE:** Below is a listing since the last report of school projects that, thus far, construction has been completed. It is anticipated and known that the overall reflected under budget savings will be offset by overruns on other projects not yet completed. It is also 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.

Project	School	Category	Budget	Actual Cost	Savings/Increase
5	West Henderson	Roof projects	\$120,000	\$75,939.00	\$44,061.00
8	Hville Elem	Security - locks	\$10,000	\$2,652.41	\$7,347.59
10	East Henderson	HVAC	\$24,000	\$0.00	\$24,000.00
14	Apple Valley	Building Repair	\$12,500	\$12,895.00	
14		AE Fees		\$3,090.00	
		Change order		-\$170.00	
14		Carpet		\$3,475.72	(\$6,790.72)
15	Hville High	Building Repair	\$15,000	\$0.00	\$15,000.00
19	Hville Elem	Building Repair	\$30,000	\$24,183.00	\$5,817.00
20	West Henderson	Building Repair	\$250,000	\$165,551.00	
20		Total COs		\$103,510.11	(\$19,061.11)
23	Hville High	Paving	\$12,000	\$9,000.00	
23		AE Fees		\$474.00	\$2,526.00



Project	School	Category	Budget	Actual Cost	Savings/Increase
24	West Henderson	Paving	\$39,000	\$48,881.00	
24		AE Fees		\$1,541.00	
24		Erosion Control Permit		\$20.00	(\$11,442.00)
26	Edneyville	ADA	\$12,500	\$6,052.75	\$6,447.25
27	Hville High	Building Repair	\$15,000	\$0.00	\$15,000.00
30	Edneyville	Paving	\$20,000	\$33,459.00	
30		AE Fees		\$790.00	(\$14,249.00)
33	Hville High	Building Repair	\$75,000	\$46,250.00	
33		AE Fees		\$4,000.00	\$24,750.00
36	Atkinson	Building Repair	\$7,000	\$2,469.56	\$4,530.44
37	Central Office	Building Repair	\$25,000	\$21,000.00	
37		AE Fees		\$1,100.00	
37		Change order		-\$200.00	\$3,100.00
39	Flat Rock	Building Repair	\$7,500	\$8,140.00	(\$640.00)
40	Flat Rock	Building Repair	\$15,000	\$8,696.80	\$6,303.20
41	Rugby	Building Repair	\$15,000	\$8,696.88	\$6,303.12
42	Balfour	Door replacement	\$5,000	\$4,751.27	\$248.73
43	West Henderson	Door replacement	\$25,000	\$0.00	\$25,000.00
45	Balfour	Lighting	\$17,500	\$1,658.00	\$15,842.00
46	Hville Elem	Building Repair	\$12,000	\$16,817.00	
46		AE Fees		\$2,000.00	(\$6,817.00)
47	Flat Rock	Paving	\$35,000	\$15,250.00	
47		AE Fees		\$1,383.00	\$18,367.00
51	Hville High	Covered walkway	\$35,000	\$49,488.00	
51		AE Fees		\$4,000.00	
51		Asbestos Removal		\$1,500.00	(\$19,988.00)
53	West Henderson	Security - locks	\$5,000	\$0.00	\$5,000.00
55	Flat Rock	Building Repair	\$8,000	\$3,424.78	\$4,575.22
56	Rugby	Building Repair	\$8,000	\$3,424.78	\$4,575.22
58	East Henderson	Building Repair	\$30,000	\$22,577.00	
58		AE Fees		\$2,940.00	\$4,483.00
60	Atkinson	Door replacement	\$5,000	\$3,919.36	\$1,080.64
63	Upward	Paving	\$34,000	\$20,175.00	
63		AE Fees		\$1,343.00	
63		Change order		\$1,311.00	\$11,171.00
64	Atkinson	Building Repair	\$5,000	\$1,430.03	\$3,569.97
65	Bruce Drysdale	Building Repair	\$14,000	\$13,152.27	\$847.73
69	West Henderson	Covered walkway	\$7,000	\$6,750.00	\$250.00
70	Bruce Drysdale	Door replacement	\$7,000	\$3,439.66	\$3,560.34
71	Flat Rock	Door replacement	\$12,500	\$1,574.47	\$10,925.53
75	Flat Rock	Door replacement	\$4,500	\$3,610.00	\$890.00
76	East Henderson	Paving	\$40,000	\$39,787.50	
76		Change order		\$700.00	
76		AE Fees		\$1,580.00	(\$2,067.50)
		<b>TOTALS</b>	<b>\$1,014,000</b>	<b>\$819,483.35</b>	<b>\$194,516.65</b>



## 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 now being reviewed for code compliance. 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 allowed for the opportunity to include a full unfinished basement in the building design. The inclusion of a basement is 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. After discussions the commission voted in favor of the basement option and a directive from the Commission was given to proceed with the design as per the preliminary site and building drawings inclusive of the basement. A status presentation by Moseley was also presented at the January Commission Workshop meeting. We, County Staff, Sheriff, and Moseley Architects have been and continue to meet as needed.

**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 presented this plan along with cost estimates at the January 28<sup>th</sup> workshop. After discussions the Commission voted in favor of the preliminary renovation plan and a directive to proceed with final design was given including several construction alternate construction components to be priced and allowed for if within the overall budget.

**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 completion schedule has slipped somewhat but is still expected to be complete by spring 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 have become more familiar with all aspects of the scope of this project and are providing necessary assistance as required. McGill is performing 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



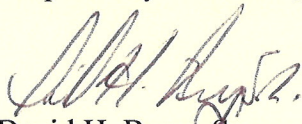
landscaping. The City would not allow/permit the original gravel plan. It was previously noted that to install the parking area as per the revised paved plan cannot be done for the original budgeted amount for the gravel lot. We were directed to proceed with bidding this work. Bids were received on January 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. This information has been submitted to the county awaiting a directive.

### **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. A meeting of the BRCC Facilities Committee was held on February 23, 2010 at which time PBC&L architects presented the drawings and building by building scope explanations for all of the components of work for the entire project. The information was understood and approved by the committee, and a vote was taken recommending that BRCC proceed with all project work as planned. The schedule includes several submittal procedures with the state which are planned and should occur this summer allowing for the project to be bid in the fall of 2010. The communication correspondence between this office and the BRCC staff has been excellent allowing for a better understanding of the State approval process and thereby allowing for even more transparency between the County and the College.

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