

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: April 5, 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

March 30, 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 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. Some of the listed Roof Projects have been completed with those remaining either being performed or the work is 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. 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, is nearing completion. The final phase three portion of this project, which includes the tying in of all existing HVAC room units to the new replacement piping, is being 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 was bid, awarded to Triangle Corporation and the work has begun. The Commission granted the official directive to award and proceed with the phase three final portion of the work at the March 1, 2010 meeting. Triangle is 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.

School Electrical Projects: The Stadium Lights at Hendersonville High and electrical upgrades at Edneyville and Atkinson Elementary Schools are being completed.

School Window Replacement Projects: Window Replacement/Repair Projects which include Atkinson and Edneyville Elementary Schools, Central Office, East and West Henderson High Schools which were previously bid and awarded to Dunlap Construction, 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. Any miscellaneous projects of which construction is complete and not previously reported are listed on the completed projects section of this report.

Apple Valley/North Henderson Schools Expansion: Moseley Architects completed the plans and specifications, publicly advertised the project for bid, and bid the project 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. A directive to award the bid and proceed was granted by the Commission at the March 1, 2010 meeting. The awarded contractor, Beam Construction, has received the "notice to proceed" and has now begun mobilizing and preliminary site work.

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
25	West Henderson	ADA	\$40,000.00	\$39,990.00	\$10.00
57	Edenysville Elem	ADA	\$18,000.00	\$18,990.00	-\$990.00
68	Hendersonville Elem	ADA	\$20,000.00	\$16,920.00	\$3,080.00
73	Flat Rock Middle	ADA	\$20,000.00	\$22,630.00	-\$2,630.00
74	Rugby Middle	ADA	\$20,000.00	\$21,775.00	-\$1,775.00
9	Hendersonville Elem	ADA	\$20,000.00	\$9,570.00	\$10,430.00
16	East Henderson	Bldg rpr	\$24,500.00	\$27,250.00	-\$2,750.00
18	Rugby Middle	Bldg rpr	\$67,750.00	\$89,123.31	-\$31,734.14
14	Apple Valley Middle	Bldg rpr	\$12,500.00	\$19,290.72	-\$6,790.72
21	Apple Valley Middle	Energy cntrl	\$10,000.00	\$7,800.00	\$2,200.00
40	Rugby Middle	Bldg rpr	\$15,000.00	\$8,696.88	\$6,303.20
SUBTOTAL			\$267,750.00	\$282,035.91	-\$24,646.66
Last Report TTL			\$1,014,000.00	\$819,483.35	\$194,516.65
YTD TOTALS			\$1,281,750.00	\$1,101,519.26	\$169,869.99

Henderson County Projects

Law Complex/County Administration Building/1995 Courthouse: Moseley Architects is continuing to work on the final 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 were prepared for discussion and are have been reviewed for code compliance. The basement 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. Working with the Civil Engineer, many of the site specific options, questions, and approvals, are currently being addressed and resolved.

Old Health Department: After reviewing several design options Moseley Architects, working with county staff, was 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 28th 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. We, County, Staff, and Moseley have been and continue to meet as needed.

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.

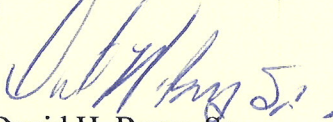
Blue Ridge Community College

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 a even more transparency between the county and the college. The punchlist for the emergency roof repair/replacement of the Spearman Building has been completed bringing this project to closure.

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,

A handwritten signature in blue ink, appearing to read "David H. Berry, Sr.", is written over the typed name below.

David H. Berry, Sr.
Construction Manager