REQUEST FOR BOARD ACTION

HENDERSON COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: **October 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

September 28, 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

All of the seventy seven (77) projects that were included in the budgeted four million dollars of Henderson County Public Schools Facility Projects for 2009-2010 have been completed with the only exceptions being:

#11, Flat Rock Middle boiler replacement, to be completed this month
#12, Rugby Middle boiler replacement, to be completed this month

NOTE: The cumulative total project cost for the seventy seven (77) projects estimated and projected to be completed with the allocated budgeted four million was achieved.

Apple Valley/North Henderson Underground HVAC Repairs: The final Phase III of the separately budgeted HVAC Piping Repairs at Apple Valley/North Henderson lacks only minor punch list components to be addressed and corrected to achieve final completion.

Henderson County School Staff: Although 99% of 2009 & 2010 budget items are complete we continue to assist Henderson County School Staff with facility projects allowed for with 2010-2011 budgeted funds.

Apple Valley/North Henderson Schools Expansion: Construction continues with Beam Construction and Moseley Architects. The overall project includes three buildings. Building One is the main two story addition building. Building Two is the cafeteria addition. Building Three is the locker room addition. With footings, underground infrastructure, and the first floor slab ready to be placed, Building One is expected to be coming out of the ground within the week. Building Two, the cafeteria addition, is proceeding somewhat slowly due some rework of masonry, mandated by the architect and testing company, where the addition ties into the existing structure. Building Three, the locker room addition, is now dried in with interior plumbing, mechanical, and electrical work ongoing. We, School Staff, and Moseley Architects are monitoring the

construction progress carefully and will continue to keep the County abreast of the status of the project. **(See attached photos)**

Henderson County Projects

Law Complex/County Administration Building/1995 Courthouse: A total cost projection for the project was presented at the September 7th Board of Commissioners meeting. It included the total costs to date inclusive of all necessary preliminary studies (i.e. traffic studies, environmental testing, etc), submittals, surveys, demolition, and design, as well as the J.E. Dunn Construction's bid and the estimated fee required for independent construction testing. A directive from the Board of Commissioners at the September 7th meeting for Henderson County to contract with J.E. Dunn Construction, the low bid contractor, for the construction of the new Henderson County Law Enforcement Center was requested and approved. The contract has now been drafted, reviewed, and signed. Proposals for the required independent testing were submitted by invited bidders on September 1st and based on qualifications and estimated cost, ECS Limited out of Asheville has been selected to perform the work. The first preconstruction meeting was held on September 22nd with J.E. Dunn. The meeting went very well and was very productive. Construction logistics and preconstruction questions and resolves are being addressed daily. The contractor will be on site and starting this Friday, October 1st. We look forward to a very successful project.

Old Health Department: Bids for the renovation of the old Health Department Building were initially received on August 10, 2010. The bids were very competitive and within budget. The spread from the bid tab ranged from $1,334,200 to $1,695,500 including all of the bid alternates. The apparent low bidder was H & M Constructors. All bids and required submitted bid documents were reviewed and checked by Moseley Architects. There were document informalities noted not only on the low bidder but also in the three next lowest bids received. A letter of recommendation from Moseley Architects dated August 30, 2010, to contract with H & M was not accepted. Instead, the Board of Commissioners made a decision and gave the directive to rebid the project due to the various informalities on the bids that had been noted. The project was advertised and rebid on September 14, 2010. Unfortunately only two contractors were ready to submit bids. The statue for bidding requires that there be at least three bids to accept and review the bids, and award a contract. Therefore the two bids were not accepted. The project is again being advertised for a third bid with the bid opening scheduled for October 15, 2010, at which time a bid can be accepted regardless of the number of bids submitted. The statue disallows any specific number of bidders if the reason for a rebid was due to an insufficient number of bidders on the pervious bid. We hopefully will be able to present the results of the final bid to the Board of Commissioners at the October 20th meeting. At that time we will be requesting a directive to proceed to contract with the low bidder.

2010 Solid Waste Capital Improvements: Bids for the Stoney Mountain Road Landfill Capital Improvements Project are currently being advertised. The bid date for the project is October 5, 2010. The prebid meeting was held on September 21, 2010 and the contractor turnout was encouraging. We look forward to a successful project and we will assist Henderson County staff in anyway necessary on this project.

Tuxedo Mill Demolition: Mark Pace construction is well underway with the demolition of the old mill and the progress is steady. The contractor is logistically tearing down the structures and recycling and/or selling off the salvageable components. There was an issue with additional asbestos containing materials discovered that was not noted in the Phase I Site Assessment Study prepared for by Mountain Environmental. Upon receipt of a change order request in the amount of $16,000 from Mark Pace Construction to handle the abatement of the additional asbestos we immediately contacted Mountain Environmental. It was pointed out to them that these additional materials were not located in areas that were not accessible and should have been noted in their report and thus would have been covered in our contractor's original bid. We suggested that one remedy or resolve would be for Mountain Environmental themselves to handle the abatement of these additional asbestos containing components. Mountain Environmental agreed to this resolve and admitted that it was their mistake. As of Monday September 27, 2010 the additional asbestos containing materials have now been removed at no additional cost to the county. We continue to work with Mark Pace on any daily issues and will continue to monitor the progress of the demolition. **(See attached photos)**

Park Maintenance Projects: As per the request and directive of the Henderson County Board of Commissioners a priority listing for the best use of the budgeted $750,000 for park projects was established by Tim Hopkins, Marcus Jones and I. At the specially called meeting on August 19th the board, based on our recommendations, budget numbers, and community comment, made the decision on exactly which projects the approved funds would be used for. The majority of the projects are Jackson Park repairs and renovations. Instructions were received to obtain pricing for all approved projects and report back to the board. The survey and design work necessary to perform the projects at Jackson Park is underway. Tim Hopkins, Marcus Jones, and I have had and continue to have ongoing meetings with Will Buie of Lapsley & Associates to come up with construction designs that address the approved park projects. We have received some preliminary designs and are in the process of getting additional input from some of the park's facility users and in particular the baseball folks. The discussions and input thus far have been successful. From all of these efforts we are working on and will be able to present to the county a decisive overall plan for the approved project improvements and a plan that will allow for specific cost based on competitive bids. Additionally the needed repairs and roof replacement for the Stoney Mountain Activity Center is an approved project to be paid for with these allocated funds. This project work was advertised and bids were received on September 28, 2010. The results of these bids will be forthcoming.

Blue Ridge Community College

Bids for the project work at BRCC were received on September 16, 2010 and presented and accepted by the BRCC Board on September 23, 2010. The bids were very competitive with the low bid being well within budget. Although the bids have to be submitted to the state engineer's office for approval before a contract can be awarded, the apparent low bidder is Carolina Specialties. Carolina Specialties is a reputable local contracting company. The project is inclusive of all project work they had listed and included to be funded by county funds for the 2009-2010 fiscal year. We now look forward to working with BRCC in getting this work started and completed.

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

BUILDING ONE – NH/AV TWO STORY SCHOOL ADDITION, SEPTEMBER 28, 2010

BUILDING TWO - AV/NH CAFETERIA ADDITION, SEPTEMBER 28, 2010

BUILDING THREE – AV/NH LOCKER ROOM ADDITION, SEPTEMBER 28, 2010

TUXEDO MILL DEMOLITION, SEPTEMBER 28, 2010

TUXEDO MILL DEMOLITION CONTINUED