

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: January 18, 2011

SUBJECT: Construction Management Report

**ATTACHMENTS: Yes, 1. Henderson County Facility Projects Monthly Status Report
2. Presentation of Construction Management Report**

SUMMARY OF REQUEST:

This monthly report is a review of the scope and statuses of 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.

BOARD ACTION REQUESTED: None, this is just an update of current construction projects.

Suggested Motion:

Henderson County Construction Management Report



January 18, 2011

Henderson County
Hendersonville, NC 28792

RE: Henderson County Facility Projects Monthly Status Report

This monthly report is a review of the scope and statuses of 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 seventy seven (77) projects that were included in the budgeted four million dollars of Henderson County Public Schools Facility Projects for 2009-2010 are completed with no exceptions. Several of the roofing projects remain open pending final paperwork before final funding is released and the overall county project is closed out.

Apple Valley/North Henderson Underground Piping HVAC Repairs: All phases of the separately budgeted HVAC Piping Repairs at Apple Valley/North Henderson have been completed. All of the relocated above ceiling piping system are functioning satisfactorily. Once completed, the new Apple Valley/North Henderson schools expansion will tie into the new piping boiler system.

Henderson county School Staff: We continue to assist the Henderson County School staff with facility projects on an as-needed basis.

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 new two story building. Building Two is the cafeteria addition. Building Three is the locker room addition. The Building One first and second floor slabs have now been placed, the vertical steel (two stories) is erected, the roof decking is in place, and the interior and exterior block masonry is nearing completion. The neared completion of the exterior masonry has allowed for the project to be died-in and thus is allowing for multiple trades including fire sprinklers, plumbing, electrical, and HVAC to be working on completing all of their respective interior rough-ins. The Building Two, cafeteria addition, slab extension and base walls have been completed. The completion of these walls and roof system will be started within the next two weeks, depending on weather and the completion of the masonry on building One. Building Three, the locker room addition, is complete and is being punched out. Beam Construction continues to make improvements with the work progress and/or performance of which is being monitored by us, school staff, and Moseley Architects. We will continue to keep the county abreast of the status of the project.

Note: The funding for both the AV/NH Underground Piping HVAC Repairs and the AV/NH Schools Expansion are included in a nine million dollar budgeted allocation. The total cost for the Underground HVAC repairs is expected to be approximately \$1,630,524. The total cost for the AV/NH Schools Expansion is projected to be approximately \$6,986,659 including some contingency. The projected estimated total for the two projects, \$8,617,183, should bring these projects in under budget.

Henderson County Projects

Law Enforcement Center/county Administration Building/ 1995 Courthouse: Construction is well underway on the new 63,000 square foot Law Enforcement Center. Our contractor, JE Dunn Construction continues to make significant timely progress despite some adverse weather conditions. County staff in conjunction with Moseley Architects continues to provide support and resolve to daily concerns and issues on an as needed basis. The basement excavation was completed, the massive slab rebar system was placed, the monolithic basement floor slab was poured (approximately 1,775 cubic yards all in one pour), the vertical exterior steel reinforced basement walls were formed and poured, and currently the building's structural steel is being erected. The building's first floor elevated slab is scheduled for the week of January 17th and significant site work taking place simultaneously.

Note: The new Law Enforcement Center was originally planned as a two story 40,000 square foot (20,000 square feet per floor) building. By taking advantage of eliminating the cost of bad soils that would have required being removed and replaced for the foundation, and the aggressive pricing due to the economy, a full 20,000 square foot basement was added allowing shell space for future expansion. The project including building and site construction, architectural and engineering, computer and phone cabling, FFE, testing, and financing, is expected and projected to be under the allocated budgeted amount.

Old Health Department: Construction to transform the Old Health Department Building into the new Henderson County Development Services building has begun. The awarded contractor, Carolina Specialties Construction, a local Hendersonville contractor, has completed all of the necessary interior demolition, is nearing completion of the new interior

framing per the new design layout, and is working on all interior rough-ins including plumbing, electrical, and HVAC. County staff and Moseley Architects continue to work together with the contractor to resolve issues that occur almost daily, which is typical in the remodel of an existing structure. Through competitive bidding the total project is expected to be completed under the budgeted amount.

2010 Solid Waste Capital Improvements: The project, inclusive of the entire scope, was successfully bid November 23, 2010. The apparent low bidder was Cooper Construction, a local general contractor. The project scope and bid contain several separate and individually priced construction components which make up the overall project. Under separate cover, a recommendation and directive request to the County Board of Commissioners has been submitted on how to proceed with the project.

Tuxedo Mill Demolition: Mark Pace Construction continues work on the demolition of the old mill and progress continues to be steady. The contractor has logistically torn down the structures and still recycling and/or selling off the salvageable components. They are now in the process of hauling of (trucking) landfill debris. The contractor has left the exterior walls of some of the buildings in place to contain the site. These walls will be demolished and removed closer to the end of the process. County staff continues to work with Mark Pace on any issues and will continue to monitor the progress of the demolition.

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 staff. At the specially called meeting on August 19th the board, based on recommendations, budget numbers, and community comment, made the decision on exactly which projects the approved funds would be used for. The majority of the repairs

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 has been completed. A separate recommendation and directive for the Jackson Park renovations has been submitted. 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. The roofing part of this project was completed for approximately \$25,000 leaving approximately \$25,000 of the budgeted \$50,000 of approved funds for the Stoney Mountain activity center. This balance will be used for parking lot repairs the center. Project work at the Edneyville Community Center , Etowah, and East Flat Rock were also allocated a part of these funds. The work at Edneyville Community Center is ongoing and the county's funded portion is being monitored.

Blue Ridge Community College

All state approvals have now been obtained and the awarded contractor, Carolina Specialties, is preparing to start the long anticipated project work at the college. The project is inclusive of all project work BRCC had listed and included to be funded by county funds for the 2009-2010 fiscal years. The actual work is scheduled to start now, January, 2011, and we 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 questions in regard to the information contained in this report.

Respectfully submitted,
David H. Berry

Henderson County Engineering


Construction Management Report

January 18, 2011

Henderson County Engineering 

Henderson County School Projects


All seventy seven (77) projects that were included in the budgeted four million dollars of Henderson County Public Schools Facility Projects for 2009-2010 are completed

Henderson County Engineering 

Apple Valley/ North Henderson


Apple Valley/North Henderson Underground Piping HVAC Repairs: All phases of the separately budgeted HVAC Piping Repairs at Apple Valley/North Henderson have been completed

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 new two story building. Building Two is the cafeteria addition. Building Three is the locker room addition.


Henderson County Engineering 


Apple Valley/North Henderson

Note: The funding for both the AV/NH Underground Piping HVAC Repairs and the AV/NH Schools Expansion are included in a nine million dollar budgeted allocation. The total cost for the Underground HVAC repairs is expected to be approximately \$1,630,524. The total cost for the AV/NH Schools Expansion is projected to be approximately \$6,986,659 including some contingency. The projected estimated total for the two projects, \$8,617,183, should bring these projects in under budget.


Henderson County Engineering 


Apple Valley/North Henderson



Henderson County Engineering 

Apple Valley/North Henderson



Henderson County Engineering 

Apple Valley/North Henderson



Henderson County Engineering



Apple Valley/North Henderson



Henderson County Engineering



Henderson County Projects

The Law Enforcement Center/County Administration Building/ 1995 Courthouse: Construction is well underway on the new 63,000 square foot Law Enforcement Center

The new Law Enforcement Center was originally planned as a two story 40,000 square foot (20,000 square feet per floor) building. By taking advantage of eliminating the cost of bad soils that would have required being removed and replaced for the foundation, and the aggressive pricing due to the economy, a full 20,000 square foot basement was added allowing shell space for future expansion. The project including building and site construction, architectural and engineering, computer and phone cabling, FFE, testing, and financing, is expected and projected to be under the allocated budgeted amount.

Henderson County Engineering



LEC



HENDERSON COUNTY LAW ENFORCEMENT CENTER
MOSELEY ARCHITECTS

Henderson County Engineering



LEC



Henderson County Engineering

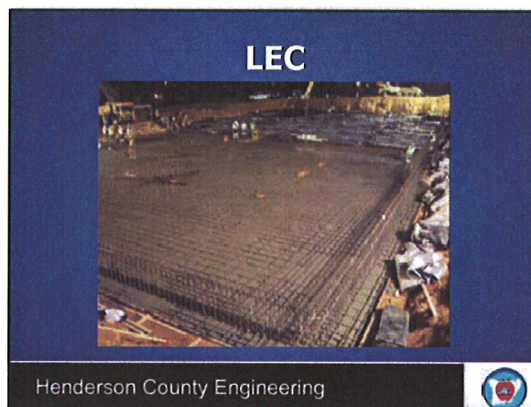
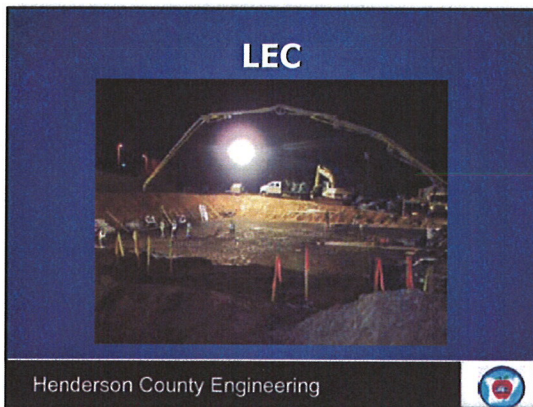
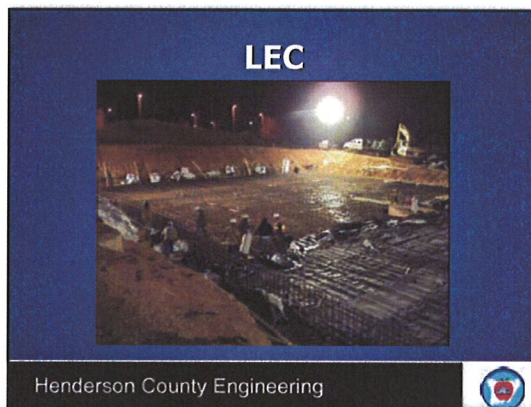
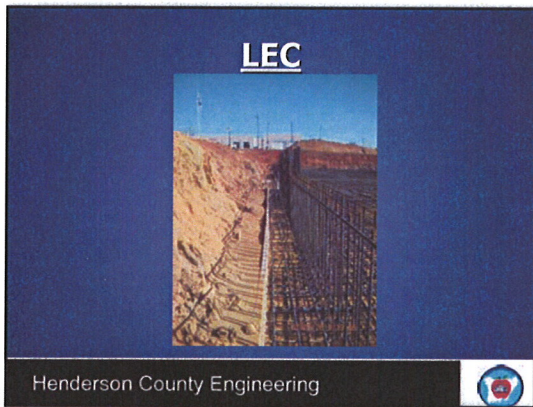
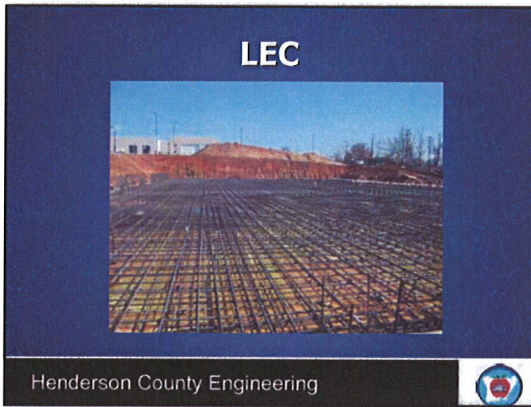


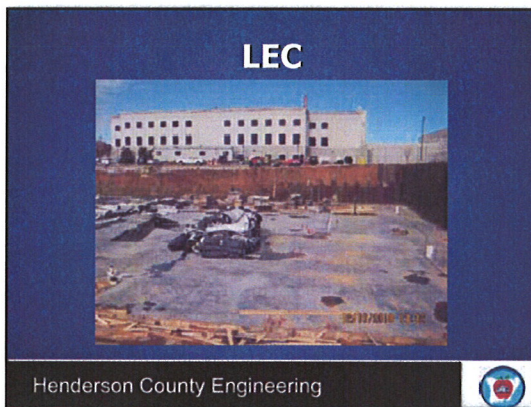
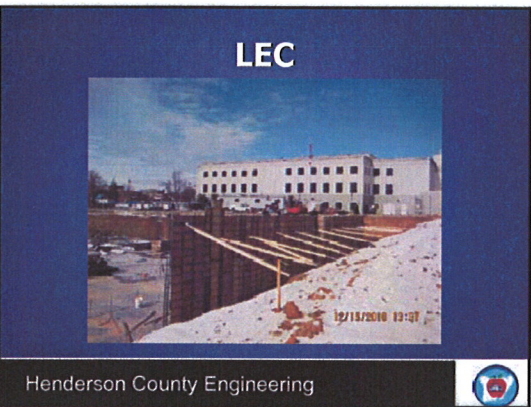
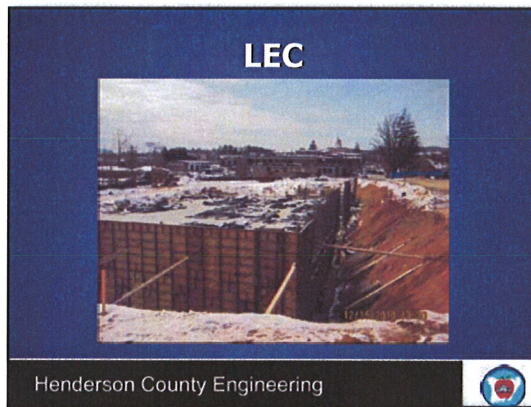
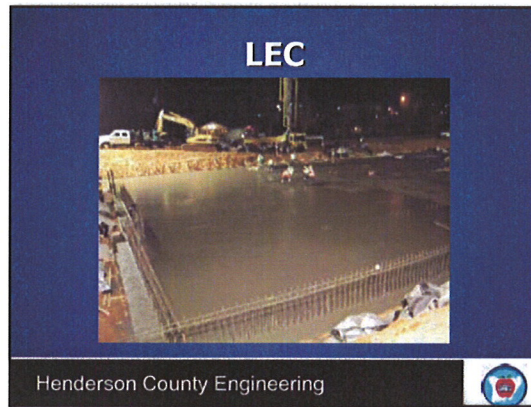
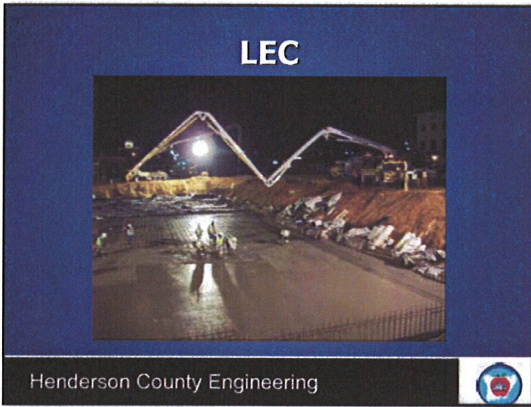
LEC

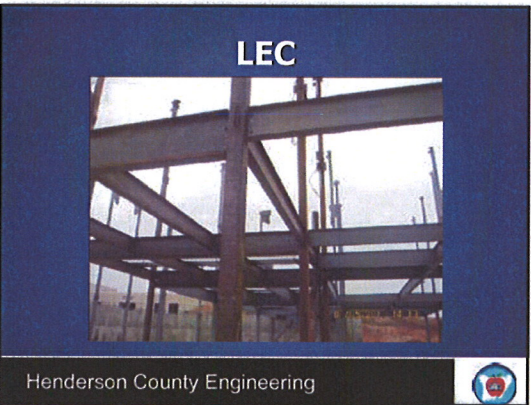
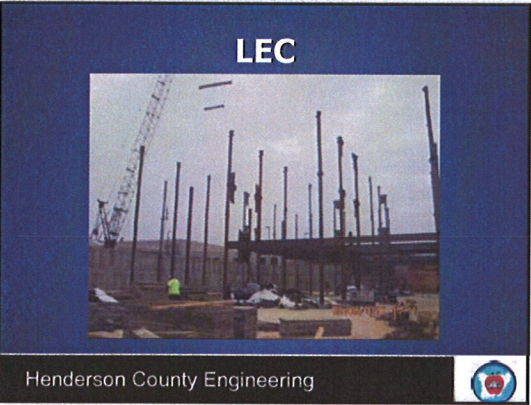
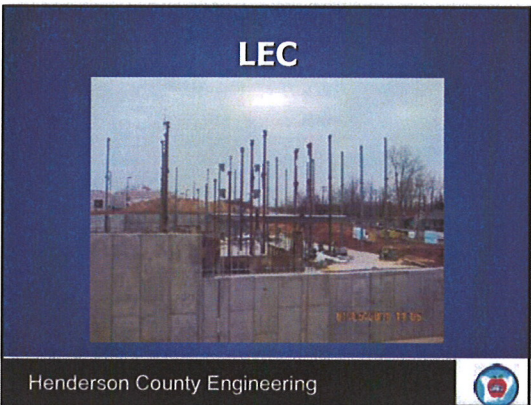
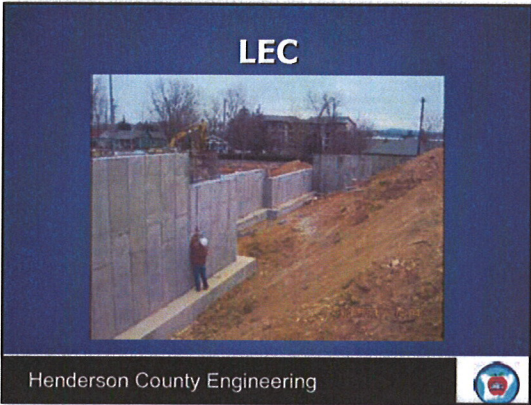


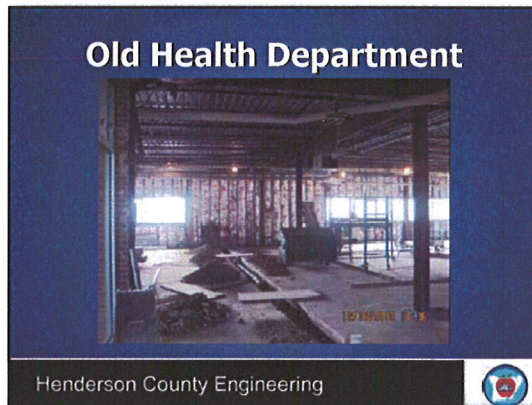
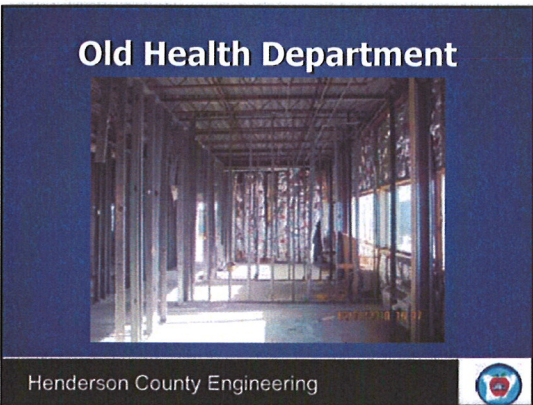
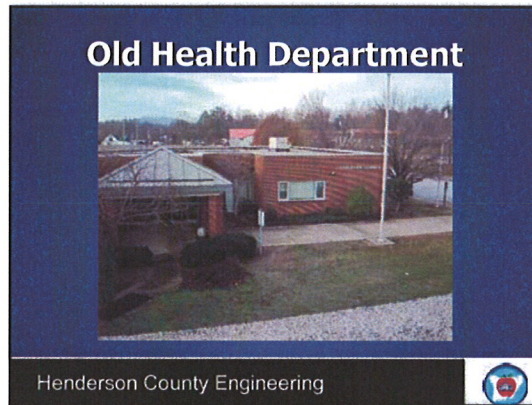
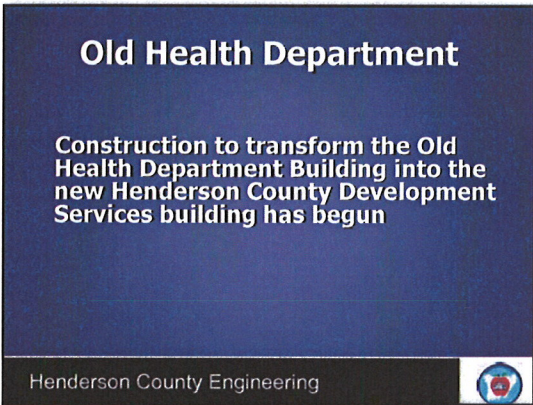
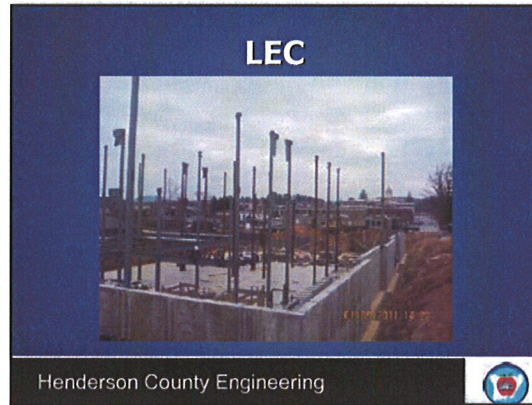
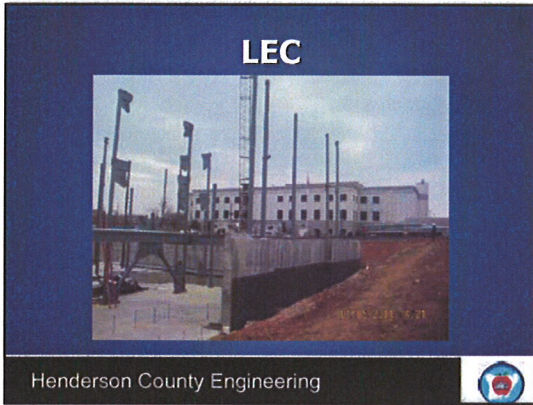
Henderson County Engineering














Old Health Department




Henderson County Engineering




Old Health Department




Henderson County Engineering



Old Health Department




Henderson County Engineering



Solid Waste Capital Improvements

The project, inclusive of the entire scope, was successfully bid November 23, 2010. The apparent low bidder was Cooper Construction, a local general contractor. The project scope and bid contains several separate and individually priced construction components which make up the overall project. Under separate cover, a recommendation and directive request to the County Board of Commissioners has been submitted on how to proceed with the project.


Henderson County Engineering



Tuxedo Mill Demolition

Mark Pace Construction continues work on the demolition of the old mill and progress continues to be steady.


Henderson County Engineering



Park Maintenance Project

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 staff.

Henderson County Engineering



Blue Ridge Community College

All state approvals have now been obtained and the awarded contractor, Carolina Specialties, is preparing to start the long anticipated project work at the college.

Henderson County Engineering



Henderson County Engineering

Questions?

Thank you

Henderson County Engineering

