

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: February 16, 2011

SUBJECT: **Construction Management Update**

ATTACHMENTS: **Yes**
1. Construction Management Update

SUMMARY OF REQUEST:

David Berry has provided the Board of Commissioners with the following update on Construction projects around Henderson County. 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:

No Board action is requested. This item is for informational purposes only.

Suggested Motion:
No motion suggested.



**Henderson County
Engineering Department
Construction Management Report**

February 3, 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

One additional small project, relighting the classrooms at Edneyville Elementary (T-12 to T-5's), is being priced to determine if the remaining balance of the budgeted four million dollars of Henderson County Public Schools Facility Projects for 2009-2010 will cover the cost. If the budgeted funds do cover the cost, Henderson County Schools will proceed with having this work done. This project was next on the prioritized listing of school projects. Once completed the four million dollar overall project will be closed out.

Although adjustments and minor repairs have been performed at the new Mills River Elementary and Hillandale Elementary Schools, they still have continued to experience ongoing problems with their respective HVAC systems during the warmer months. It has finally been determined by Henderson County Public Schools staff, Moseley Architects, and their mechanical engineer, Optima

Engineering, that the problems are a result of a design error in the location of the return ducts. Optima Engineering accepted the responsibility for the problems and is currently having the necessary corrections made at Mills River and is planning the same for Hillandale. We and Henderson County Public Schools have been concerned that retrofit repairs have to be made at two new facilities, but are now comfortable that the problem has been identified and is being remedied. Moseley Architects is being put on notice that they are responsible for this situation and we expect them to supervise their engineers and workforce to facilitate a timely resolve of this work.

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 interior and exterior block masonry has been completed and the exterior brick veneer has begun. Multiple trades including fire sprinklers, plumbing, electrical, and HVAC continue to finish their respective rough-ins. The Building One roof system is also nearing completion. The Building Two, cafeteria addition, slab extension and base walls have been completed. The

construction of the walls and roof system has now started. Building Three, the locker room addition; is complete and has been 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 continues 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 building's structural steel erection is nearing completion; the first elevated floor decking is nearing completion, and the second floor decking has started. Once the decking is in place the first floor elevated slab will be poured followed by the second floor slab. The first floor slab is schedule for the week of February 7th with the roof slab to follow.

Significant site work including basement wall backfill and site rough grading are both ongoing. The cabling and phone systems have been designed and priced and will be incorporated into the contractors overall scope of work via change order. The change

order was anticipated and is included in the budget but could not be priced accurately at the time the architect's drawings were complete and/or the job was initially being bid.

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 is ongoing and ahead of schedule. Work continues on the completion of all interior rough-ins including plumbing, electrical, HVAC, and interior masonry changes in the oldest section of the building. The new roofing system install began this week and will continue to until completed. 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. The cabling and phone systems have been designed and priced and will be incorporated into the contractors overall scope of work via change order. The change order was anticipated and is included in the budget but could not be priced accurately at the time the architect's drawings were complete and/or the job was initially being bid.

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. A recommendation and directive request to the County Board of Commissioners was submitted on how to proceed with the project. The Board's directive was not to proceed with the entire project but to proceed with the most critical and most needed components of the projects of which could be constructed for a budgeted amount of two million dollars. Cooper Construction was contacted to facilitate a Notice of Award and Notice to Proceed but has not yet accepted. For various reasons Cooper has concerns that the project's overall scope should not have been reduced and has been in contact with the Board requesting they reconsider this decision. At present we have been put on hold until such time that the Board of Commissioners instructs on how to proceed.

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 is still recycling and/or selling off the salvageable components. They are now in the process of hauling of (trucking) landfill debris. The contractor had left the exterior walls of some of the buildings in place to contain the site. These walls have now been demolished and removed. The contractor now plans to possibly bring his concrete crushing equipment onsite to process remaining stockpiled masonry and the concrete slabs. 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. A separate recommendation and directive for the Jackson Park renovations has been submitted and a presentation was given to the Board of Commissioners at the January 18th meeting. The presentation for the Jackson Park repairs was well perceived with a directive given to proceed with pricing proposals for review. Also discussed was the immediate need to go ahead and have the urgently needed repairs/replacement of the collapsed retaining walls at field three performed. Lapsley engineering has since completed a design for the new retaining wall and it is currently being bid. Bids for the work will be received on February 7th, with work to start on February 14th, and be completed by February 28th, prior to baseball season starting. 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 mobilizing 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 first onsite

construction meeting was held on February 1st; project schedules and logistics were finalized, and we expect for work to be ongoing the week of February 7th. 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