

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** Wednesday, April 20, 2011

**SUBJECT:** April Construction Management Update

**PRESENTER:** David Berry

**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 Construction Management Report**

April 7, 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**

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 was finally 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 were concerned that retrofit repairs had to be made at two new facilities but are now comfortable that the problem has been identified and

is being remedied. After being put on notice, Moseley Architects accepted responsibility for this situation and are supervising their engineers and workforce to facilitate a timely resolve of this work. The repairs necessary to correct these problems are currently ongoing in a timely and scheduled manner.

**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. Building Three is complete and has been turned over to the school. The main building, Building One, and Building Two's interior and exterior block masonry has been completed and the exterior brick veneer has been completed. All exterior windows have now been installed. Multiple trades including fire sprinklers, plumbing, electrical, and HVAC are finishing their respective portions. Finishes including restrooms tile are all now being completed. All roof systems are now completed as well. Work is now being started on the overhead canopied walkway tie-ins from the new main building into both North Henderson and Apple Valley Schools. 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. Although Buildings One and Two both were still expected to be completed before the fall school start, Beam Construction has now provided a more aggressive completion schedule to make sure this is not a concern. 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 not only to construction forces but to the Henderson County Sheriff's Department as well. The building is now dried in with the only window and door openings exposed. These openings are currently being filled with temporary material to allow for interior work to progress faster out of the weather. Construction progress includes: the block masonry stair towers are complete with stairs installed; HVAC ductwork is ongoing throughout; interior wall framing and door frames are nearing completion; fire sprinkler rough-ins are ongoing; electrical and plumbing rough-ins are being installed; roofing materials are on site and roofing has started; exterior

underground water retention systems are complete with all other on site utilities underway; site grading continues; and the exterior brick masonry has begun. In addition and in conjunction with the work at the LEC building the work at the overflow parking lot is scheduled to commence on April 25<sup>th</sup>.

**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. Interior finishes have begun, drywall is complete, interior painting has started, with finishes including flooring scheduled to begin April 11<sup>th</sup>. Exterior utility work is nearing completion, the new roof systems have been completed, the landscaping is underway, and the paving is scheduled to start the week of April 11<sup>th</sup>. 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.

Although this project is now at an estimated 80% completion point, staff received from the Board of Commissioners at the April 4<sup>th</sup> meeting, a directive to look at several different alternatives as to the county personnel that will move into this facility once completed. Several options of different departments other than those originally scheduled are now being considered. This could

walls of some of the buildings in place to contain the site. These walls have now been demolished and removed. The contractor has now brought his concrete crushing equipment onsite to process remaining stockpiled masonry and the concrete slabs. Upon final completion of the demolition and removal of recycled crushed masonry and concrete materials, the contractor will grade, seed, and straw the site. County staff continues to work with Mark Pace on any issues and will continue to monitor the progress of the demolition.

Upon the completion of the demolition Henderson County staff will then seek approval to have the site further tested for any contaminants, unsuitable soils, etc. that might result in liabilities should Henderson County acquire ownership of the property.

**Park Maintenance Projects:** As per the directive given by the Board of Commissioners to proceed with pricing proposals, the Jackson Park Repairs project design work by Lapsley Engineering was completed, the project is currently being advertised for bids, and a mandatory pre-bid is scheduled for April 12<sup>th</sup>, with bids being due on April 19<sup>th</sup>. Upon receipt of the bids staff will provide a recommendation to the Commission. If a recommendation to go to contract is received we would then anticipate a late spring, early summer start. The Jackson Park Repairs project includes the majority of the prioritized projects listed in the already established and approved best use of the budgeted \$750,000 funds established for park maintenance projects. 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 \$50,000 of the budgeted \$75,000 of approved funds for the Stoney Mountain activity center. This balance will be used for parking lot repairs the center and this work will be scheduled in conjunction with the Landfill project work. Project work at the Edneyville Community Center, Etowah, and East Flat Rock were also allocated a part of these funds. The work

possibly result in better function and less costly alternatives in respect to overall cost associated with moving departments and eliminating upfits that might be needed in other building facilities. Staff and Moseley Architects are currently looking into these options for this building and any absolute changes in construction that might be mandated. The personnel moving options for the Old Health Department building will be a part of a new overall plan which includes the relocation of some departments in the 1995 Courthouse and the King Street Building. As per the Commissioner's directive the options will be presented at the May 2<sup>nd</sup> Board of Commissioner's meeting.

**2010 Solid Waste Capital Improvements:** Cooper Construction, the general contractor for the project, began work the first week in March and is now making steady progress with all aspects of the project included but not limited to excavation/fill work and major clearing. The DOT access road work into the property is scheduled to begin April 11<sup>th</sup> with the turn lane portion of their work scheduled to begin in July. Although there have been several minor unforeseen hick-ups, Cooper Construction has and continues to work with staff on the ongoing logistics of keeping the facility operational in conjunction with their work. McGill Engineering and their field staff are monitoring all aspects of the construction process as well as Henderson County's independently hired testing company, ECS, with no significant problems thus far. We are looking forward to working with Cooper Construction for the completion of another successful Henderson County 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 is still recycling and/or selling off the remaining salvageable components. They have now completed the hauling (trucking) of 95% landfill debris. The contractor had initially left the exterior

at Edneyville Community Center is proceeding well and the county's funded portion is being monitored.

**Sheriff's Department, ICE Building:** The construction of a new Immigration and Customs Enforcement (ICE)/Detention Center Vehicle building is scheduled to start immediately. The project was advertised and bid on March 23<sup>rd</sup>. The low bid, \$69,228, was received from Carolina Specialties Construction. A recommendation to the Board of Commissioners was made and approved to accept the bid. The building consists of a free standing pre-engineered open sided 40'x60' metal building. The building will be located behind the Detention Center and will be enclosed by an extension of the existing perimeter fencing. We expect the project to take an estimated three months to construct and look forward to working with Carolina Specialties on another successful Henderson County project.

### **Blue Ridge Community College**

The general contractor, Carolina Specialties, is now well underway with 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. Onsite construction meetings are being held weekly to facilitate the progress of all the work. To date; the HVAC duct replacements in the Patton building have been completed; the new HVAC replacement chiller in the Arts & Sciences building has been completed and the chiller replacement in the Spearman building is nearing completion; the HVAC controls upgrades in the Spearman building are nearing completion; the upgraded fire alarm systems in the Sink building is on-going and nearing completion; the 1<sup>st</sup> floor restrooms in the Patton building are nearing completion; and the restroom fixture upgrades in the motorcycle building have begun. The project is on schedule with a projected September



2011 completion. We look forward to working with BRCC in getting all of the work 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