

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: June 6, 2011

SUBJECT: Tuxedo Mill Demolition Update

PRESENTER: David Berry

ATTACHMENTS: Yes,
1. Construction Summary
2. Updated Site Photos

SUMMARY OF REQUEST:

David Berry has provided the Board of Commissioners with the following update and photos on the Tuxedo Mill Demolition project.

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

Monday June 6th, 2011

Tuxedo Mill Demo

Initially the Board directed staff to proceed with a 'Phase I Environmental Site Assessment Report'. This report was completed on May 17, 2010. The report did identify asbestos containing materials and lead paint that required abatement.

As per the Boards directive, bids were taken for the demolition, including the required abatements; the bids were received Friday, June 4, 2010 with Mark Pace Construction being the apparent low bidder at \$126, 369. The next lowest bid was \$198,750.

Henderson County signed the contract with Mark Pace Construction to perform the demolition on August 12, 2010. The contract allows for eight months (240 days) to complete the work. The projected completion date at that time was April 4, 2011.

Unfortunately there have been unforeseen delays in the project for which I have approved additional time as events have occurred. The time extensions include:

- A 10 day work stoppage for additional asbestos abatement on the roof that was undetected in the environmental report done by Mountain Environmental
 - We challenged Mountain Environmental on this oversight, and they handled the additional asbestos abatement with no additional cost to the County.
- A 10 day delay due to testing on the contaminated flooring.
- Weather delays of approximately 13 days through the winter, due to snow and rain, which would have resulted in unsafe working conditions for Pace Construction personnel.
- An additional 15 working days to allow for the extended haul distance to a special waste landfill required for the contaminated sub-floor
- An additional 7 days for time lost on a fire line extraction due to an Aqua Water Company delay in repairing waterline rupture.

Allowing for the approved necessary extensions of the project time; the estimated completion date is now projected to be June 20, 2011.

The main obstacle that has challenged Pace Construction and County staff from not being able to speed up the completion of the project has been the removal and disposal of large quantities' of unmarketable flooring boards which had to be disposed of. The disposal of these boards would have created a potential significant additional cost per Pace's contract for unforeseens not previously identified. Pace Construction and County staff have worked diligently to resolve this situation and eliminated this potential additional cost.

After several different resolves were investigated, County staff and Pace Construction worked with Emergency Services and Blue Ridge Community College to find a solution. We will be allowed to perform a controlled burn training exercise to remedy the riddance of this remaining board material.

It should be noted that Pace Construction has handled numerous other situations that have arisen that were not previously identified within the scope of the project. They include: five septic tank systems, other underground chiller/water tanks and additional buried concrete slabs.

Please see the attached updated progress photos.

Henderson County Engineering

Tuxedo Mill Update

June 6, 2011



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Tuxedo Mill



Henderson County Engineering



Henderson County Engineering

Questions?

Thank you

