

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

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

**SUBJECT:** July 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**

July 8, 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**

**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 is on schedule and is nearing completion 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 are now in the final stages of finishes, landscaping, and final inspections. Furniture is scheduled for delivery the week of July

11<sup>th</sup> with the teachers taking occupancy August 17<sup>th</sup> prior to school starting on August 25<sup>th</sup>. We will continue to keep the county abreast of the status of the project.

**Note:** The funding for both the previously completed 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 was 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 completely dried in including all windows and exterior doors installed and the HVAC system operational. Construction progress at this time includes interior finishes including but not limited to drywall, painting, door units, ceramic tile, ceiling grid systems, electrical and plumbing fixtures, and trim components. Exterior progress includes final site grading, completion of the storm water system, and site lighting installs. We are still anticipating a late September, early October completion. In addition and in conjunction with the work at the LEC building, the work at the overflow parking lot has now been completed with the exception of several minor punch list items.

The overflow parking lot was opened to the public this past Tuesday, July 5<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 original budgeted amount.

**Old Health Department:** Construction to transform the Old Health Department Building into the new Henderson County Development Services building is still ongoing. With the change in departments now scheduled to move into the remodeled facility the name has now been changed to Henderson County Court Services. The moving departments are all being relocated from the 1995 Courthouse. After numerous coordination meetings with these departments, a finalized plan was produced by Moseley Architects including all changes from the original remodel plan necessary to accommodate the new departments specific required needs. The cost for the revised plan was estimated and based on the estimate, the County Commissioners at the June 15<sup>th</sup> meeting approved a budget of not to exceed \$150,000 and gave the directive to proceed with the changes. The construction permit has now been updated to include the changes and the revised work is in progress. 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. We are now anticipating a completion of mid August.

**2010 Solid Waste Capital Improvements:** Cooper Construction, the general contractor for the project, continues to make steady progress with all aspects of the project included but not limited to excavation/fill work, major clearing, and new construction of facilities. The DOT access road work into the property is 80% complete with the turn lane portion of their work scheduled to begin very soon. 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, working through any unforeseen situations that do arise and that are a part of this type project. We are looking forward to continuing working with Cooper Construction for the completion of another successful Henderson County project.

**Tuxedo Mill Demolition:** As of July 1<sup>st</sup> Mark Pace Construction completed the work on the demolition of the old mill. Throughout the process the contractor logistically tore down the structures and recycled and/or sold as many salvageable components as possible. At the end of the project there was an issue of ridding the site of some remaining non-salvageable boards that were, although tested and found to be nonhazardous, contaminated and deemed non-salvageable for reuse. With the assistance of Henderson County's Emergency Services, BRCC, and local fire departments, a fire fighters training exercise was planned allowing for the burning of these remaining materials. The plan was approved by the State, the County Commission, and the adjacent property owners. The training exercise was very successfully coordinated and performed on Saturday, June the 25<sup>th</sup>. The controlled burning of these remaining materials saved Henderson County an estimated \$50,000 in additional contractor change order cost for unforeseens had we had to pay to haul these materials to an out of state approved and controlled landfill facility.

The Henderson County attorney was notified via email on Friday, July 1<sup>st</sup> that the project was complete and the total cost incurred was \$146,724.

**Park Maintenance Projects:** Based on recommendations provided from staff, a directive from the Commission to go to contract and proceed with the work for the Jackson Park Repairs was received at the May 2<sup>nd</sup> Commission meeting. 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. The selected contractor, Tarheel Paving, a local contractor, began work the first week of June and is proceeding well with only minor construction associated problems requiring on site resolve. Staff is monitoring this work weekly or on an as needed basis, calling on the engineer and testing company only when needed.

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 at 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 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 has now begun. The project was put on hold until a change order to add enclosing three sides of the building was priced and approved. This addition to the scope was presented by

the Sherriff and approved at the June 15<sup>th</sup> Commission meeting. The change order resulted in an adjustment of the contract price with Carolina Specialties Construction to \$76,408. The building consists of a free standing pre-engineered, closed on three sides, 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 included in the scope of the project. To date the project is on schedule and approximately 70% complete 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