

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** Monday, August 15th, 2011

**SUBJECT:** August 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**

August 4, 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 has been completed with Beam Construction and Moseley Architects and turnover is on schedule. Only final inspections and punch list items remain. 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. All three buildings are complete and have been turned over to the school. Furniture was delivered the week of July 11<sup>th</sup> and the teachers will be 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. An on-site walk-thru inspection of the new facilities has been planned for August 9<sup>th</sup>. Both the County Commissioners and members of the Board of Education members were invited. Also expected to be in attendance will be representatives from Moseley Architects, Beam Construction, HCPS, and HC staff, all of which played a part in making this another Henderson County successful 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. That cost combined with the exact total costs for the AV/NH Schools Expansion, which are being finalized, are coming in as projected at less than the total budgeted amount for the entire project. These savings allowed for some needed paving repairs that were valued engineered out of the project initially. The paving repairs were added back in to the project scope and are being completed. It is projected that even with the paving repairs added back in to the overall scope that the total project will be completed well within 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 progress. 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. Floor coverings including VCT tile and carpet are nearing completion. Exterior progress includes final site grading, completion of the storm water system, site lighting installs, curb and gutter, placement of stone base material for paving, and building sidewalks. Paving is now scheduled to begin the week of August 8<sup>th</sup>. We are still anticipating a late September, early October final completion. Substantial completion is now being projected for the end of August with only final fixturing and punch list occurring during September. In addition and in conjunction with the work at the LEC building, the work at the overflow parking lot was completed with the exception of several minor punch list items. The overflow parking lot was opened to the public 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 completed within the original budgeted amount.

Although not included in the overall scope of the LEC project, meetings are now scheduled to begin discussions for the possibly of adding secured courthouse on site parking and to address needs and possible solutions for added security within the 1995 Courthouse. These meeting and discussions will be ongoing and in conjunction with meetings with the HC tax department. The tax department is scheduled to move into the, soon to be vacated by state employees moving to the old health department building,

basement area of the 1995 Courthouse. We will also be planning and meeting with courthouse departments that will be making office adjustment to facilitate the use of the space in the courthouse where the tax department is currently located.

**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 September 26<sup>th</sup>.

**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. Although not yet open to the public, the new access road which represents a large portion of the project, from Stoney Mountain to the nearly completed new convenience center, is now in place. Also the recycling and MSW drop-off area including the equalization tank to handle this area run-off is complete and site work is well underway in the area of the new scale house. The

DOT access road work into the property is now completed with the turn lane portion of their work scheduled to begin very soon. 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. 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. No further work is planned for this site at this time.

**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 preceding well with only minor construction associated problems requiring on site resolve. They have now completed the work, including paving, at the Grove Street entrance to the park, which included the reconfiguration of this parking lot and intersections. They are currently making significant progress in the area of the tennis court new access road and rework of the intersection in this area as well. On going with all of the grading and paving work are the significant storm water piping repairs throughout the park. Staff is

monitoring this work daily 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 is 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 and East Flat Rock is proceeding well and the county's funded portions are 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. The project is now underway with the grading and the building slab completed. The metal building package is expected to be received soon allowing for the completion of the structure. We expect the project to take an estimated 45 days from now to complete 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 nearing completion 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 80% 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  
Construction Project Manager