

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** Monday, October 3, 2011

**SUBJECT:** September Construction Project 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 Project Update**

September 27, 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 projects 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 was completed with Beam Construction and Moseley Architects and all the new facilities were turned over on schedule prior to the start of school. An on-site walk-thru inspection of the new facilities took place on August 9<sup>th</sup>. Attendance included members from the County Commission, members from the Board of Education, and representatives from Moseley Architects, Beam Construction, HCPS, and HC staff, all of which played a part in making this another Henderson County successful project. The media was also there to cover the event and followed up with a very positive complementary article in the local paper.

**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, came 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 were also completed prior to school starting. Even with the paving repairs added back into the overall scope, the total project was completed within budget. Once a few remaining punch list items and accounting issues are completed the project will be closed out.

### **Henderson County Projects**

**Law Enforcement Center/County Administration Building/ 1995 Courthouse:** Construction continues and is nearing completion 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. We are now anticipating an October 3<sup>rd</sup> scheduled substantial completion date. All interior and exterior work is either complete and/or nearing completion. Punch lists have been generated and are currently being worked on for the building basement, first floor, second floor, and roof areas. The punch list for the building's exterior and grounds will be done this week. Throughout the project the Henderson County Inspections Department has been an asset by their willingness to work with everyone involved and their

ability to expedite all of the required inspections in a timely manner. We were notified today by the Inspections Department that all inspections have been completed and have been signed off on, leaving only the required final approval by the City of Hendersonville Zoning Department (landscaping) and the CO (Certificate of Occupancy) being obtained. Construction is currently working on the final zoning approval.

It should also be noted that the exterior portion of the K-9 area has been completed, This part of the project was performed under separate contract (for a reduced cost) with Carolina specialties and is being funded separately by the Sheriff's Department.

**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 removal and replacement 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, design proposals are being generated by Moseley Architects that address the needs for added security within the 1995 Courthouse and design proposals for secured Courthouse parking areas. Meetings and discussions in this regard will be ongoing and in conjunction with meetings with the HC Tax department. The Tax Department is scheduled to move into the basement area of the 95 courthouse which is soon to be vacated by the state employees moving to the newly renovated old health department building (Henderson County Court Services). 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 Court Services building has been completed. We have the Certificate of Occupancy in hand and all punch list items have been completed. The state departments moving into the newly renovated facility 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. Moseley Architects and Henderson County staff worked together with the contractor, Carolina Construction Specialties, to resolve issues that occurred almost daily, which is typical in the remodel of an existing structure.

The relocating state departments began moving today September 27<sup>th</sup>. With the assistance of the Henderson County Central Services department all of state departments will be moved entirely over the next six to eight days.

**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.

**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 included 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 has now completed the contracted paving and drainage work. Remaining budgeted funds for Jackson Park work are being utilized to have Tarheel Paving to complete additional drainage repair work at ball fields #8 and #9, as well as some additional paving/sealing of deteriorated asphalt in areas not include in their base contract. Staff was able to accomplish this by value engineering (cut cost) Tarheel's base contract amount. that were not included in their original contract. They are now starting work on the additional added work scope. 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. Project work at the Edneyville Community Center, Etowah, and East Flat Rock were also allocated a part of these funds. The work at and East Flat Rock is complete and the Edneyville Community Center is proceeding well with the county's funded portions being monitored.

**Sheriff's Department, ICE Building:** The construction of a new Immigration and Customs Enforcement (ICE)/Detention Center Vehicle building has now been completed. The project was put on hold until a change order to add enclosing three sides of the building was priced and approved. The building consists of a free standing pre-engineered, closed on three sides, 40'x60' metal building. The building is located behind the Detention Center and is enclosed by an extension of the existing perimeter fencing. The project took approximately 60 days to complete with Carolina Specialties providing another successful Henderson County project. The Sheriff's Department is now using the new facility.

### **Blue Ridge Community College**

The general contractor, Carolina Specialties, has now completed the long anticipated project work at the college. The project was 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 were held weekly to facilitate the progress of all the work included in the scope of the project. The contracted project work was completed on schedule September 2011. The completed project work inclusive of all associated cost was completed for less than the allocated funding. This has allowed for several additional scope components that were originally planned

for, but were taken out due to initial cost concerns, to be performed as a part of the overall project. The additional work is primarily paving of some parking lot areas. We look forward to working with BRCC in getting the remaining work completed and bringing the project to a close.

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