

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** December 5, 2011

**SUBJECT:** 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 Project Update**

November 29, 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:**

All construction has now been completed including all punch list components as well as all associated equipment purchases associated with the new building facility. Only the receipt and finalization of the typical close-out paperwork and the final accounting remain to officially close the project.

### **Henderson County Projects**

#### **Law Enforcement Center/County Administration Building/ 1995 Courthouse:**

Construction has been completed on the new 63,000 square foot Law Enforcement Center. Our projected October 3rd substantial completion date was met. The completion was followed by a successfully planned move-in by the Sheriff's Department, a county wide employee open house on October 18<sup>th</sup>, and a public ribbon cutting Grand Opening on October 22<sup>nd</sup>. Our contractor, JE Dunn

Construction continues to make significant progress on completing all punch list and project close-out items. County staff in conjunction with Moseley Architects continues to provide support and resolve with any and all remaining construction and Sheriff's Department operating issues. .

Although not included in the overall scope of the LEC project, initial design proposals have been 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 are 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 has now been 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 adjustments 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. The relocating state departments began moving on September 27<sup>th</sup>. With the assistance of the Henderson County Central Services department all of state departments were successfully moved into the newly renovated facility by the second week of October. All construction punch list items have now been completed with only the required construction and financial close-out documents remaining.

Since the renovated buildings occupancy we have though experienced one significant plumbing problem in the one area of the oldest part of the building. It involves the only section of under slab drain plumbing that was not addressed/replaced as a part of the renovation scope. We have investigated the problem and are currently planning a repair which will involve a relining of the under slab drain piping. The repair is planned for the weekend of December 2<sup>nd</sup> while the building is not occupied. The cost of the repair will be absorbed by remaining project budget funding.

#### **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 new

access road which represents a large portion of the project, from Stoney Mountain to the recently completed new convenience center, is finished and the opening of the convenience center is now scheduled for this Thursday, December 1<sup>st</sup>. 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 as well as the scale house itself. The DOT access road work into the property which was previously constructed and graveled is now being prepared for paving including the planned turning lane on Stoney Mountain Road. 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:**

Remaining budgeted funds for Jackson Park work were utilized to have Tarheel Paving 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. Several punch list items are all that remain to complete this project.

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 has been completed for some time. Project work at the Edneyville Community Center, Etowah, and East Flat Rock were also allocated a part of these funds. The East Flat Rock work is complete and the Edneyville Community Center staff is planning the completion of its respective project work. The completion of all the county's funded portions of all remaining project work is being monitored.

#### **HC Joint Facility Meeting:**

On November the 8<sup>th</sup> the first meeting was held per the instructions of the Board of Commissioners to pursue an evaluation of the potential benefits of a coordinated effort among HC, HCPS, and BRCC regarding building maintenance. Headed up by Assistant County Manager David Whitson, representatives from all three entities were in attendance. The meeting was successful with very good explanations of how each conducted their respective services with several potential

overall county savings ideas surfacing. Mr. Whitson has reported under separate cover, the meeting minutes and projected possible ways that were discussed that the entities might collaborate in the future. Our next meeting to further discuss these ideas and how they might be brought to fruition is scheduled for February 15<sup>th</sup>.

**Solar Water Heating:**

The grant project to provide preheated water to the 1995 Courthouse/Detention Center via roof mounted solar panels is well underway with completion expected by December 2nd. This project will provide, at no cost to the county, a reduction in the amount of natural gas necessary for heating the water used in these two facilities.

**Blue Ridge Community College**

The completed project work inclusive of all associated cost was completed for less than the allocated funding. This allowed for several additional scope components that were originally planned for, but were taken out due to initial cost concerns, to be planned and performed as a part of the overall project. The additional work is primarily paving/drainage of some parking lot areas and the resolve of floor moisture problems in the Spearman building. This additional work is being surveyed and will be performed early spring of 2012. 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