



Henderson County Construction Project Update

April 3, 2012

Henderson County
Hendersonville, NC 28792

RE: Henderson County Facility Projects Status Report

This 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, including all punch list components as well as all related equipment purchases associated with the new building facility, was completed before the start of the 2011-2012 school year. Remaining budgeted project funds have since allowed for specific parking lot paving and VCT floor coverings to be added to the overall project scope and were recently completed.

Henderson County Projects

1995 Courthouse: Although not included in the overall scope of the LEC project, 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 continuing and are in conjunction with finalizing designs for the relocation of the HC Tax Department within the Courthouse. The Tax Department is scheduled to move into the basement area of the '95 Courthouse which was vacated by the state employees when they moved to the newly renovated old health department building (Henderson County Court Services). We will also be planning and meeting with courthouse departments that will possibly be making office adjustments to facilitate the use of the space in the courthouse where the Tax Department is currently located.

Law Enforcement Center/911: Preliminary discussions have begun in regard to the relocation of the 911 Center into the basement area of the newly completed Law Enforcement Center. A specific section of the unfinished basement area was designated for this purpose in the original design of the building.

2010 Solid Waste Capital Improvements: Cooper Construction, the general contractor for the project, is nearing the completion of the final phases of the project. The new access road which represents a large portion of the project, from Stoney Mountain Road to the recently completed new convenience center, was previously finished and the convenience center was opened and is functioning well with overall excellent public comment. Also the recycling and MSW drop-off area including the equalization tank to handle this area's run-off was previously completed. The transfer station floor replacement was also recently completed and the new scale house including all associated road paving. The new access road into the property leading from Stoney Mountain Road

to the new scale house, which was provided by the DOT and was previously constructed and graveled, has also now been completed. Final computer and security installs in the scale house, pavement strippings, clean-up and punch list are all that now remain to fully complete the project. Cooper Construction continues to work with staff on the on-going logistics of keeping the facility operational in conjunction with their work. McGill Engineering and their field staff have monitored all aspects of the construction process as well as Henderson County's independently hired testing company, ECS, working through any unforeseen situations that are potentially a part of this type of project. We look forward to continuing to work with Cooper Construction for the final completion of another successful Henderson County project.

Park Maintenance Projects: \$750,000 in funds was established for park maintenance projects, which included the previously completed Jackson Park repairs. HC funding participation for project work on the Edneyville Community Center, Etowah Park, East Flat Rock Park and the Stoney Mountain Road Activity Center driveway was also allocated a portion of these funds. The work at Edneyville Community Center is nearing completion and HC is finalizing their portion of matched funding. The planned work at Etowah Park has been bid but has not started due to pending additional source funding to allow for the entire needed scope of work to be performed. The East Flat Rock Park work was completed and allocated funds expended last spring. The Stoney Mountain activity Road driveway repairs have been put on hold for now.

Solar Water Heating: The grant project to provide preheated water to the 1995 Courthouse/Detention Center via roof mounted solar panels has been completed. This project is providing for, at no cost to the county, a reduction in the amount of natural gas necessary for heating the water used in these two facilities. We are anticipating receiving reports soon from the contractor,

Solartherm, which will document the savings to HC that are being realized.

Central Services Planned & Special Projects: Completed and on-going Central Services 2011-2012 budgeted planned projects included replacement of sections of the Main Library carpet, the installation of needed computer automated HVAC controls for the King Street building, installation of automatic sliding doors at all three exterior door locations of the 1995 Courthouse and the installation of keypad locks at the branch libraries. All of these projects have been completed except the King Street building HVAC controls which is scheduled to start immediately. All of these projects were or will be completed within or under budget.

The emergency repairs in the Historic Courthouse that were necessitated by a fire sprinkler line leak are now complete with the exception of the replacement of the damaged audio/video and lighting controls for the Commissioner's meeting room. This equipment was located in one of the two water damaged rooms. All funding for these repairs except for some HVAC upgrades was paid for by HC insurance.

A new requested 24' x 48' pole building structure for equipment storage has been erected at the landfill. The building was competitively bid resulting in a significant savings to the county. The building is three sided (open on one side) and cost \$10,200 which was \$8,000 less than the next bidder.

Blue Ridge Community College

The completed project work inclusive of all associated costs was finished for less than the allocated funding. This allowed for additional scope components that were originally planned but were taken out due to initial cost concerns. The additional work is primarily paving/drainage of some parking lot areas. This

additional work is being surveyed and will be performed early spring of 2012. We look forward to working with BRCC in completing the remaining work and bringing the project to a close.

Please feel free to contact me should you have questions regarding information contained in this report.

Respectfully submitted,
David H. Berry