

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: Monday, February 4, 2013

SUBJECT: Quarterly 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 quarterly 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

January 24, 2013

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.

Also as requested and mandated by the Board of Commissioners, a spreadsheet report for all Henderson County School Capital Projects is included as an attachments to this report. The spreadsheet is a current listing, inclusive of cost estimates, for all proposed and projected future Henderson County School Capital Projects. The listing highlights projects that were initially planned for the fiscal year 2012-2013 totaling \$1,004,900, but also highlights a reduced scope of projects for the year totaling \$500,000. The reduced scope was mandated to school operations by the HC School Board and includes what they considered to be the highest priority projects. At this time two of the four high

priority projects (highlighted in green) have been completed, one is in progress of being completed (highlighted in orange), and the last of the high priority projects is currently being bid (highlighted in yellow). It should also be noted that there are eleven more highlighted projects (either in orange or green) below the \$500,000 cut off line that have been completed and/or being completed. These additional projects are being funded by other in house school funds.

Henderson County Projects

1995 Courthouse: Final directives and design proposals in regard to the needs for added security within the 1995 Courthouse, secured Courthouse parking, and designs for the relocation of the HC Tax Department within the Courthouse are expected to be forthcoming. Moseley Architects is the selected architectural firm and they are currently formulating their architectural project design team. Previously while awaiting design proposals and directives, more secure measures addressing entering/exiting the Courthouse were initiated and installed. The metal detector was relocated from the second floor to the ground floor. All persons entering the courthouse are now required to enter through the north side door and, if not recognized as court authorities or employees of the county, must pass through the metal detector device. They are allowed to exit through any of the exterior doors. These necessary modifications were planned jointly with the Sheriff's Department and Central Services involved. Central Services Department performed the construction and equipment relocation allowing for cost to be kept to a minimum. Also as per the Sheriff's Department request, the keying of the doors has been changed. Other measures and studies of increasing the existing security within the building are also being investigated and will be addressed and included as a part of the final added security design.

It should also be noted that US Representative Mark Meadows recently selected Henderson County to be the location for his new district office. At the direction of HC Manager Steve Wyatt and County Engineer Marcus Jones, Central Services working with a local contractor, renovated a section of what was previously unused office space in the basement of the 1995 Courthouse for Representative Meadow's new offices. The renovation work which included wall relocations, electrical, ceiling work, painting, floor coverings, and coordination with Meadow's staff was performed and completed in a record time of approximately two weeks. The renovation work was funded by Henderson County.

Law Enforcement Center/911: The go-ahead for the relocation of the HC 911 Center from its' current location to the basement of the newly completed Law Enforcement Center has received final approval. Previously approval was obtained from the Board of Commissioners to proceed with an RFQ for the design of the new 911 Center. A specific section of the unfinished basement area was designated for this purpose in the original design of the building. The RFQ was posted the first week of July. The submitted RFQ's were received and have been reviewed by an evaluation committee that includes me, County Engineer Marcus Jones, and Director of Communications Lisha Corn. A design team recommendation has now been construed and will be forthcoming to the Board of Commissioners at the February 4th meeting.

Park Maintenance Projects: Upon approval and directives from the HC Board of Commissioners additional Jackson Park improvements were deemed necessary. A project was mandated and a budget was formulated based upon recommendations from the baseball organizations that use the facilities. The improvements include fencing repairs and modifications, dugout repairs and relocations, renovations to one picnic/public restroom facility, a total renovation of the public restroom/concession facility located at field two, and some additional needed paving overlay work that

was not included in the last most recent park paving renovations. The exact scope of the project was a joint effort involving not only the organized baseball league personnel, but also the HC Parks and Recreation Department staff, Central Services, the County Engineer, and the Assistant County Manager. The design work for the project was performed by The Tamara Peacock Company, a local architectural firm. The project was advertised and bid with the contract being awarded to Allison Contractors, LLC a local Henderson county general contractor. The timetable for determining the scope, design, bid, and performing the work has been and is very aggressive. It has taken extreme efforts from everyone involved to be able to meet the mandated project scheduled completion date of March 1. The project is currently on schedule.

Central Services Planned & Special Projects: Planned 2012-2013 projects include King Street building roof drains installations, King Street parking lot repair/paving, carpet replacement at the main library, and EMS Station #1 bay garage door replacements. All of these projects are now in the planning stages, with the library carpet replacement and the EMS Station #1 garage door replacements scheduled. In addition to these planned projects Central Services has completed several other in-house requested departmental projects at no additional labor cost to the county. These projects are listed separately below and include the installation housing of the Sheriff's Department new drug incinerator and the relocation housing of the Sheriff's Departments firearms simulator from the basement of the LEC to the Impound Building.

Drug Incinerator: The Sheriff's Department requested that Central Services locate and install per their direction the recently purchased prescription drug incinerator unit. The unit was to be located adjacent to the Impound Yard buildings on a section of existing concreted slab, covered by a roof, and enclosed in

lockable fencing. Central Services provided cost estimates to the Sheriff's Department to perform the work which included preapproved quotes for the carport structure and fencing. The outsourced contracted work was then coordinated by Central Services, completed, and funded by the Sheriff's Department. The relocation /install of the unit itself and necessary modifications to the carport structure to make it more secure were performed by Central Services staff at no additional cost to the Sheriff's Department and/or Henderson County. The incinerator unit has now been tested by the Sheriff's Department and is ready to be put in service.

Firearms Training Simulator: The Sheriff's Department requested that Central Services provide an enclosed dark room inside of the Impound Yard Building to relocate the training simulator unit and associated equipment which is presently located in the basement of the Law Enforcement Center. Central Services provided cost estimates to the Sheriff's Department to perform the work which included a preapproved quote for the a separate HVAC unit as well as material cost for framing, drywall, insulation, electrical/lights, ceiling system, and painting. The project is expected to be completed within the next two weeks. Material cost are being funded by Central Services but will be reimbursed by the Sheriff's Department when the project is completed. With the exception of the HVAC unit installation all labor is being provided for by Central Services at no additional cost to the Sheriff's Department or to Henderson County.

1995 Courthouse Chiller System & HC Finance Department HVAC Systems Renovations: Project plans are being made to address and provide resolves to significant problems with these two systems that have become evident in recent months. The chiller compressor and cooling tower that provide cooling for the 1995 Courthouse are at the end of their life cycle requiring ongoing repairs and the system as is provides no backup should it

fail. If it fails, and it will, there will be no cooling in the entire facility. We have approved a proposal from Delta Engineering to provide HC with an existing conditions study to identify the best and most economical chiller system replacement.

We have also approved a second proposal from Delta Engineering to provide HC with the designs for the replacement of the existing HVAC system now servicing the HC Finance Department. The existing rooftop Multizoned HVAC Unit is failing requiring on-going compressor repairs, allowing leaking rain water through worn out under unit pans and housings to leak into the conditioned Finance office spaces below. The new system design will call for the replacement of the existing rooftop unit with multiple smaller much more efficient rooftop units which will also allow for backup within the conditioned space.

Travel and Tourism Special Projects: Assistance is being provided to Travel and Tourism and a selected local architect, Jes Stafford, for a grounds improvement project that includes an all new permanent outdoor stage, improved parking lot/spectator area, lighting, and landscaping. Funds were previously approved and preliminary plans and renderings were completed and received Authority approval. City zoning has also now been approved and the architect has made application for the building permit. Once the building permit and final plans are obtained the project will be publicly advertised and bid.

We also previously assisted Travel and Tourism with the bidding for new HVAC systems for the main portion of their building. A contractor was selected and the work has now been completed. It has been reported that the new system is working satisfactorily.

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

**HCPS Proposed Capital Projects
2012 - 2013**

SITE	Description	ESTIMATED PROJECT COST	ESTIMATED RUNNING TOTAL
	<i>Note: The projects below are listed in priority order based on a multifaceted rating process.</i>		
East Henderson	Replace Roof Band Room and G & B Building	\$180,000	180,000
Clear Creek	REPLACE GLOWCORE BOILERS (NO PARTS AVAILABLE)	\$60,000	\$240,000
Hendersonville Middle	REPLACE GLOWCORE BOILERS (NO PARTS AVAILABLE)	\$60,000	\$300,000
Bruce Drysdale	Enclose covered walkway between main building & Media Center Security & safety	\$200,000	\$500,000
East Henderson	Repave Parking lots	\$100,000	\$600,000
West High	Replace Out of Warranty Roof (old gym)	\$189,900	\$789,900
West High	Replace Toilets water saver units	\$25,000	\$814,900
SYSTEM WIDE	Replace T-12 with T-8 lighting for energy savings	\$30,000	\$844,900
Clear Creek	VCT Tile main hall way	\$20,000	\$864,900
Maintenance Trucks	Two 250 Utility bed Trucks	\$60,000	\$924,900
Custodial equipment	Replace equipment (scrubbers, buffers, vacs, floor buffers, mowers, etc.)	\$35,000	\$959,900
East Henderson	Replace Bleachers in Old Gym safety issue	\$45,000	\$1,004,900
Maintenance Warehouse	Forklift 20 years old	\$35,000	\$1,039,900
Flat Rock	Gym floor replacement	\$85,000	\$1,124,900
West Henderson	Bleacher replacement - Old Gym	\$85,000	\$1,209,900
Atkinson	Replace Out of Warranty Roof	\$460,000	\$1,669,900
Bruce Drydale	Replace Roof on Gym and Gym Office	\$310,000	\$1,979,900
Mills River Academy	Replace Roof	\$350,000	\$2,329,900
West Henderson	Replace Chiller	\$250,000	\$2,579,900
West Henderson	Exterior commons doors	\$25,000	\$2,604,900
Rugby	Refinish concrete on front walk	\$100,000	\$2,704,900
West Henderson	Renovate and replace seating in auditorium repair parts not available	\$100,000	\$2,804,900
West Henderson	Complete renovation of cafeteria - phase II	\$150,000	\$2,954,900
Hendersonville High	Replace Chiller	\$250,000	\$3,204,900
North Henderson	Replace Chiller	\$250,000	\$3,454,900
Apple Valley	Replace Chiller	\$250,000	\$3,704,900
West Henderson	REPLACE 50 UNIT VENT HEATERS	\$750,000	\$4,454,900
Upward	Covered Walkway to Gym entrance	\$20,000	\$4,474,900
West Henderson	Sanitary Sewer Connection	\$300,000	\$4,774,900
West Henderson	Renovate X building with Fluorescent lights, ceiling tiles	\$32,000	\$4,806,900
Atkinson	Add electronic access door locks	\$20,000	\$4,826,900
East Henderson	STADIUM LIGHTING UPGRADE	\$250,000	\$5,076,900
West Henderson	STADIUM LIGHTING UPGRADE	\$250,000	\$5,326,900
Maintenance Grounds	86' overseeder with notched roller	\$7,000	\$5,333,900
Maintenance Grounds	Tractor	\$35,000	\$5,368,900
Apple Valley	Replace Lights in Gym	\$15,000	\$5,383,900
Flat Rock	Replace Lights in Gym	\$15,000	\$5,398,900
Rugby	Replace Lights in Gym	\$15,000	\$5,413,900
Marlow	Replace Intercom	\$18,000	\$5,431,900
Bruce Drysdale	Replace Rooftop AC and Ductwork Rooms 1-10	\$50,000	\$5,481,900
Etowah	Replace walkway cover in front of gym	\$40,000	\$5,521,900
East Henderson	Rework lighting in D hall, B hall, E hall, and restrooms	\$25,000	\$5,546,900
Flat Rock	Security camera to C-hall and outside front and back	\$3,000	\$5,549,900
East Henderson	Renovate Cafeteria	\$300,000	\$5,849,900
Flat Rock	VCT Tile in main hall ways	\$50,000	\$5,899,900
Rugby	Improve security by installing front surveillance camera at front entrance.	\$3,000	\$5,902,900
Rugby	Complete covered walkway in front of school	\$25,000	\$5,927,900
Rugby	Card Entry System for Staff	\$25,000	\$5,952,900
z_SYSTEM WIDE	Install Knox boxes at all facilities - recommended by local fire departments	\$12,960	\$5,965,860
Marlow	Connect the 2 Pre-K play spaces (take out wall; add gate)	\$4,000	\$5,969,860
Balfour	Renovation of cafeteria	\$300,000	\$6,269,860
Flat Rock	Replace T-12 with T-8 lighting for energy savings (School Wide)	\$100,000	\$6,369,860
Flat Rock	Connect awning from outside door of 6th grade hall to the bus drop off area.	\$35,000	\$6,404,860
North Henderson	Add electronic access door locks	\$15,000	\$6,419,860
z_SYSTEM WIDE	Ceiling Tiles Replacement for system 2011-2012	\$40,000	\$6,459,860
Rugby	Repave circle road in front of school with speed control bumps	\$15,000	\$6,474,860
Balfour	Security cameras in the hallways and stairwells of buildings 1, 2, 3, 4	\$8,000	\$6,482,860
Upward	Replace Lights in Gym	\$10,000	\$6,492,860
Hendersonville Middle	Replace Lights in Gym	\$15,000	\$6,507,860
Clear Creek	Replace Lights in Gym	\$10,000	\$6,517,860
Fletcher	Replace Lights in Gym	\$10,000	\$6,527,860
Marlow	Replace Lights in Gym	\$10,000	\$6,537,860
East Henderson	5 Additional Security Cameras	\$4,500	\$6,542,360
Bruce Drysdale (MC)	Install overhead piping to replace underground domestic and heating lines	\$100,000	\$6,642,360
West Henderson	Renovate office area	\$75,000	\$6,717,360
East Henderson	Replace Media Center Lighting	\$10,000	\$6,727,360
West Henderson	New parking lot to increase parking near Z Building	\$30,000	\$6,757,360
Edneyville	* VFD HOT WATER	\$6,000	\$6,763,360
Rugby	Science Storage Areas - Make into a small classroom setting	\$55,000	\$6,818,360
Edneyville	Replace lighting in rm 1,2,3,4,5,6,7,8,9,10, media and cafeteria	\$30,000	\$6,848,360
Edneyville	Lower Building Roof replacement	\$280,000	\$7,128,360
Edneyville	Upper Building Roof replacement	\$239,000	\$7,367,360
Central Office	Re Plumb Replace Outdated Toilet Fixtures (Galv and Cast Iron pipe + Terra Cotta Sanitary)	\$100,000	\$7,467,360
z_SYSTEM WIDE	Purchase whiteboards to replace chalk boards throughout system when needed	\$15,000	\$7,482,360
Balfour	HVAC Replacement - Main 2 Story building	\$500,000	\$7,982,360
Marlow	Re-organize office entry for safety	\$15,000	\$7,997,360

**HCPS Proposed Capital Projects
2012 - 2013**

SITE	Description <i>Note: The projects below are listed in priority order based on a multifaceted rating process.</i>	ESTIMATED PROJECT COST	ESTIMATED RUNNING TOTAL
Atkinson	Finish Energy Management Controls - 10 remaining rooms	\$12,000	\$8,009,360
Upward	Covered walkway from end of 100 hall to EC loading area	\$35,000	\$8,044,360
Rugby	Replace Elevator - Existing One Cannot Be Repaired	\$50,000	\$8,094,360
Bruce Drysdale	Covered Walkway From the school-based health clinic to the back bus parking lot	\$45,000	\$8,139,360
Fletcher	Install Security Cameras in back parking lot	\$3,000	\$8,142,360
Flat Rock	Replace/Repair awning on the left side facing the school	\$7,500	\$8,149,860
Marlow	Cover front walkway (car rider pickup)	\$35,000	\$8,184,860
East Henderson	Covered Walkway to Connect ADA to existing	\$30,000	\$8,214,860
Hendersonville Elem	Partitions - in boys restroom	\$4,500	\$8,219,360
Balfour	Energy Management Building #3	\$50,000	\$8,269,360
			\$8,269,360
z_SYSTEM WIDE	DIGITAL TV'S (800) \$300.00 (outdated TV's will not process newly anticipated digital signal from Morris Broadband)	\$240,000	\$8,509,360
Hendersonville High	Repair concrete top at steps in Jr. entrance	\$5,000	\$8,514,360
East Henderson	Repair/Replace Movable Partitions in B/E Buildings	\$4,000	\$8,518,360
Edneyville	Replace walkway in front of school	\$40,000	\$8,558,360
Flat Rock	Replace partition wall in cafeteria	\$20,000	\$8,578,360
Flat Rock	Repave track	\$40,000	\$8,618,360
North Henderson	renovate and replace seating in auditorium - repair parts not available	\$100,000	\$8,718,360
Balfour	Install covered walkway to auto tech-lab	\$85,000	\$8,803,360
Flat Rock	Install electric hoists on side goals	\$8,000	\$8,811,360
Hendersonville Elem	Repair covered walkway in front of school	\$35,000	\$8,846,360
North Henderson	Replace partitions in girls restroom in Y-hall	\$12,500	\$8,858,860
East Henderson	Interior doors - E2, F6, F10, D2, D4, D Boys restroom	\$10,000	\$8,868,860
Balfour	Building 1 - replace all blinds	\$3,000	\$8,871,860
North Henderson	Refurbish speed bumps to slow traffic down in front of school	\$12,500	\$8,884,360
Apple Valley	Renovate auditorium seating	\$75,000	\$8,959,360
East Henderson	Construct dumpster walls to for screening issues	\$7,500	\$8,966,860
Maintenance HQ	Repave driveway	\$18,000	\$8,984,860
Rugby	Improve HVAC in PE dressing rooms, Girls side has no supply air	\$20,000	\$9,004,860
Apple Valley	Update school wide clock system	\$10,000	\$9,014,860
Upward	Replace restroom partitions	\$10,000	\$9,024,860
Apple Valley	Install electric hoists on side goals.	\$8,000	\$9,032,860
West Henderson	Bathroom partitions for men restroom in Lobby / locker rooms.	\$3,500	\$9,036,360
Hendersonville High	Resurface track for athlete safety as the track has holes - Joint funding with school / Booster club	\$20,001	\$9,056,361
Hendersonville Elem	Hall Units	\$20,000	\$9,076,361
East Henderson	Remove an abandoned underground storage tank	\$15,500	\$9,091,861
Bruce Drysdale	Lift from basement - ADA/NCAC Compliance Providing interior access to main Floor	\$85,000	\$9,176,861
East Henderson	Resurface Track - Joint Funding with School / Booster Club	\$20,000	\$9,196,861
East Henderson	On Campus Tennis Courts - Systems contribution to school project	\$40,000	\$9,236,861
Rugby	Interior door replacement	\$65,000	\$9,301,861
Rugby	Replace school wide clock system	\$10,000	\$9,311,861
East Henderson	Pave/Repair Exterior Sidewalks Adjoining Classroom Buildings	\$5,000	\$9,316,861
Atkinson	Repave bus, faculty and guest parking lots	\$35,000	\$9,351,861
Bruce Drysdale	Paving From the school-based health clinic to the back bus parking lot	\$30,000	\$9,381,861
Flat Rock	Renovation of dressing rooms	\$30,000	\$9,411,861
West Henderson	Install wall / hallway in Media Center	\$25,000	\$9,436,861
West Henderson	Refurbish showers in wrestling locker room	\$20,000	\$9,456,861
Flat Rock	Acoustical treatment for strings class	\$6,000	\$9,462,861
Atkinson	Cabinets in classroom on B Hall	\$25,000	\$9,487,861
Atkinson	Cabinets in classroom on A Hall	\$25,000	\$9,512,861
Edneyville	Remove partitions in lower building	\$15,000	\$9,527,861
Flat Rock	Replace partition wall with permanent wall in C1	\$8,000	\$9,535,861
Atkinson	Resurface front office counter	\$7,500	\$9,543,361
Balfour	Pave back parking lot and side parking for additional space for parent pick-up	\$50,000	\$9,593,361
Hendersonville High	Back parking lot	\$45,000	\$9,638,361
West Henderson	Remove 2 abandoned underground storage tanks	\$25,000	\$9,663,361
Balfour	Remove an abandoned underground storage tank	\$12,500	\$9,675,861
Central Office	Renovate board room	\$100,000	\$9,775,861
Hendersonville Elem	Repave staff parking	\$28,000	\$9,803,861
East Henderson	Repave upper parking area	\$24,000	\$9,827,861
Clear Creek	Concrete play area for K children	\$5,000	\$9,832,861
Rugby	Replace cabinets & sinks in faculty restrooms and office	\$10,000	\$9,842,861
Dana	Replace Lights in Gym	\$10,000	\$9,852,861
Sugarloaf	Replace Lights in Gym	\$10,000	\$9,862,861
West Henderson	Rework drive and parking lot near tennis courts	\$50,000	\$9,912,861
Marlow	New traffic pattern	\$105,000	\$10,017,861
Rugby	Replace AHU MEDIA CENTER	\$5,000	\$10,022,861
Rugby	Replace AHU IN BOILER ROOM	\$5,000	\$10,027,861
Rugby	Replace AHU E-HALL	\$5,000	\$10,032,861
Rugby	Drinking Water on Athletic Field	\$7,000	\$10,039,861

East Henderson
West Henderson
North Henderson
Henderson High