

REQUEST FOR BOARD ACTION

HENDERSON COUNTY, NORTH CAROLINA BOARD OF COMMISSIONERS

MEETING DATE: July 19, 2006

SUBJECT: Second Elevator – Human Services Building

ATTACHMENTS: No

SUMMARY OF REQUEST:

Based on discussion during the Board's last meeting, this item has been placed on the agenda. Alan McGuinn with Calloway Johnson Moore & West, P.A, the lead architect for the Human Services Building project, will be at the meeting to address this topic. Alan has supplied the following background information:

A second elevator was considered but was not programmed into the project primarily due to budget considerations, but we also discussed actual need. Early in the design stage of the project one centrally located elevator was considered adequate. It is actually not uncommon to provide one elevator in a two story building of this size, although a second elevator is certainly more convenient, particularly at move-in. Adding the elevator now is a little more difficult but certainly not impossible or impractical. The best location would probably be in area "C" which is the expansion space in the east end of the building near the current service drive. This location would work with deliveries, and being future expansion space, construction would not interfere with currently planned occupancy and operations. We project that a 4000 LB hydraulic service elevator with 2 stops will cost from \$80,000 to \$125,000 depending on the structural and electrical modifications required, but we need to consult with Cooper for more accurate estimates. To proceed we would first need to identify an appropriate location, and have Cooper develop some preliminary estimates, than we would develop construction documents for the revision. We would send the County a proposal for additional services prior to initiating these documents. Our fee would be approximately \$8,000 to \$10,000 depending on the location and elevator selection. Once the drawings and specifications are complete Cooper could provide hard construction numbers for a change order and order the elevator, while we submit the documents to the Department of Labor for approval. The design would require approximately three weeks from your authorization. The DOL review will take four to five weeks. The lead time required to deliver the elevator is approximately six weeks. Actual construction would probably take at lease three months from completion of design to final occupancy.

RECOMMENDATION:

Recommend not proceeding with the construction of a second elevator at this time. However, considering a second elevator could be constructed in the future expansion area, it would be appropriate to re-evaluate the need of a second unit once operations in the new building have begun.