

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: December 19, 2007

SUBJECT: Dana Elementary School Construction

ATTACHMENTS: Yes

SUMMARY OF REQUEST:

The Board of Commissioners' has received information from the Henderson County Public Schools with respect to budgetary issues with the Dana Elementary School Phase II Construction Project. The budget for the Project, as approved by the Board of Commissioners' in November, 2006, is \$2,500,000. Per the attached letter, the project total stands at \$3,653,698 - a difference of \$1,153,698.

The Board of Public Education has requested the Board of Commissioners' appropriate the additional funds necessary to complete the project.

BOARD ACTION REQUESTED:

The Board is requested to discuss the budgetary issues surrounding the Dana Phase II project and the request from the School Board for additional funding, and determine the direction of the project.

Suggested Motion:

No motion suggested.

Board of Public Education

Ervin W. Bazzle, *Chairperson*
Melissa L. Maurer, *Vice Chairperson*
Betsy J. Copolillo
Mary Louise Corn
Lisa T. Edwards
Deborah D. Ford
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**HENDERSON COUNTY
PUBLIC SCHOOLS**

Where Tomorrow Begins

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November 14, 2007

PERSONAL & CONFIDENTIAL

Mr. William L. (Bill) Moyer, Chairman
Henderson County Board of Commissioners
100 North King Street
Hendersonville, NC 28792

RE: Dana Elementary School Construction Project (Phase II)

Dear Bill,

After receiving only one bid in the initial bid for Phase II of the Dana Elementary School construction project, we prepared alternates and re-bid the project. Although we received three bids, the numbers were too high. We worked with the county office, the architects, and the contractor (*H & M Constructors*) that had the apparent low bid (*base bid of \$2,774,000, plus \$604,650 for all alternates, for a total of \$3,378,650*) to bring the costs down to \$3,354,398. Please remember that we must add \$299,300 for A & E fees, testing and contingency, making the grand total \$3,653,698. We were able to reduce the costs, but not enough to bring them down to the original budget number of \$2,500,000. Several factors, including the scope of the work, the time between estimates and bid, and the overall uncertainty in dealing with renovation projects, contributed to the overall cost increase (*\$1,153,698*).

Reducing the cost any further would require deleting major components of the project, such as renovation of the gym or renovation of the fifth grade classrooms. It would also require the use of flat roofs. I have included copies of the project bid summary, alternate summary and budget/cost comparison for your review. The School Board unanimously agreed that eliminating any of the major components or using flat roofs would undermine the integrity of the project; continue an unhealthy environment at the school; and create greater costs in the future. Accordingly, we respectfully request that adequate funds be appropriated to complete the work at Dana Elementary School. Should there be questions, we welcome the opportunity to discuss this matter. We look forward to working together with the County Commission to do what is best for the children of Dana Elementary School.

Sincerely yours,

HENDERSON COUNTY BOARD OF PUBLIC EDUCATION


Ervin W. Bazzle
Chairperson

Enclosures

Henderson County Public Schools
Dana Phase II

Dana Elementary School

Phase II

Bid Summary for 9/11/2007

	H&M Constructors	Construction Logic Fabco Construction
Base Bid	\$2,774,000	\$2,947,000
Alternates		
A1 Install wood gym floor	\$18,400	\$46,069
A2 Install metal roof system /with upgrade of HVAC equipment	\$424,000	\$548,554
A3 Install gym bleachers	\$28,000	\$32,245
A4 Replace windows with thermal pane windows	\$21,000	\$57,558
A5 Construct old storage into stage area in gym	\$62,500	\$44,940
A6 Cover walkway / canopy at parent pick-up - drop off area	\$35,000	\$51,100
A7 Install side basketball goals in gym	\$15,750	\$22,195
Total	\$3,378,650	\$3,749,661

HENDERSON COUNTY PUBLIC SCHOOLS

Facility Management

Bo Caldwell, Ed.S

Alternate Summary:

Attached is a bid summary with alternates listed. Below is a description of the alternates. The alternates are listed in priority order.

A2: Alternate two is the construction of a sloped, metal roofing system on the current flat roof at the 5th grade building. Construction of the metal roof will allow for a mezzanine area. This area will provide a space for new energy efficient water-source heat pumps. The current flat roof on the building is out of warranty and is showing signs of deterioration. If this alternate is not chosen, a new flat roof replacement project must be placed on the five year capital budget. Installing a sloped metal roof system could not be completed after construction. If it is determined not to do the sloped roof, the HVAC equipment that will be installed will prohibit the metal roof construction at a later date.

A5: A stage has been installed in the last 5 elementary school projects: Upward, Marlow, Fletcher, Clear Creek, and Sugarloaf. This area is used for school plays and programs. Due to the amount of demolition involved in this project, it would be difficult to complete this project once a new gym floor is installed. This project would be cost prohibitive once the gym renovation is complete.

A6: Covered walkways are another priority that has been discussed by the Henderson County Public School Board of Education. This alternate would provide a covered access from the gym area to the parent pick/drop off area. This canopy would also provide shelter while the children are loading or unloading from their cars. This project could be completed after the phase II renovation was completed with capital funds pending funding.

A1: Installing a wood floor in the gym is a priority determined by the Henderson County Public School Board of Education. The current wood floor at Dana is the original floor that was constructed in 1951. The wooden substructure has failed in one area already. A large area of the original floor has been patched with plywood. This alternate is an upgrade to a wood floor. There is currently a new vinyl floor to be installed in the general specifications. This project could not be completed after construction.

A4: The single pane windows currently in the 5th grade building are the original windows installed in 1977. The 30 year old windows are in need of replacement. This alternate would provide energy efficient thermal windows. This project could be completed with capital funds pending funding after the completion of the project. Payback on this investment has been estimated at 7 – 10 years.

A3: Gym bleachers have been installed in the last 5 elementary school projects: Upward, Marlow, Fletcher, Clear Creek, and Sugarloaf. The bleachers are used for parent meetings, community events, and school functions. This project could be completed after construction with capital funds pending funding.

A7: Side basketball goals have been installed in the last 5 elementary school projects. The Dana gym has room for several student activities at the different side goals if the alternate is accepted. This project is another project that could be completed with capital funds pending funding once the renovation project was complete.

Henderson County Public Schools

Dana Elementary School Phase II Construction Project: Revised 10/4/07

	A	B	C = A-B
	Project Budget	Revised Bid from H&M Constructors All alternates accepted ²	(over) / under budget
Construction building and site	\$2,300,000	\$3,354,398 ³	(\$1,054,398)
A & E fees	\$120,000	\$120,000	
Additional A & E fees ¹	\$61,800	\$61,800	
Construction testing and contingency ¹	\$18,200	\$117,500 ⁴	(\$99,300)
Total	\$2,500,000	\$3,653,698	(\$1,153,698)

¹ * There was originally \$80,000 in the construction testing / contingency. Additional A/E services were required to redraw the alternates

² Alternates:

- Install metal roof system / with upgrade of HVAC equipment
- Construct old storage into stage area in gym
- Cover walkway / canopy at parent pick-up drop off area
- Upgrade to a wood gym floor instead of vinyl sports floor
- Replace windows with thermal pane windows
- Install gym bleachers
- Install side basketball goals in gym

³ This reflects a \$24,252 reduction in H & M Constructors original apparent low bid by value engineering

⁴ Construction testing and contingency is 3.5% of the construction cost