

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** August 2, 2010

**SUBJECT:** Construction Management Update

**ATTACHMENTS:** Yes

**SUMMARY OF REQUEST:**

Attached is the Henderson County Facility Projects Monthly Status Report from David H. Berry & Associates, LLC.

**BOARD ACTION REQUESTED:**

This presentation is being made to provide information to the Board of Commissioners. No specific Board action is requested.

**Suggested Motion:**

*No motion suggested.*

*David H. Berry & Associates, LLC*  
*A Construction Management Company*

July 13, 2010

Henderson County  
Hendersonville, NC 28792

RE: Henderson County Facility Projects Monthly Status Report

This report is a review of the scope of our assigned construction management responsibilities and includes specific updates and information in regard to county funded construction activities. This report is a continuation of County construction activity statuses.

**Henderson County School Projects**

We and the school staff have worked together diligently the entire 2009-2010 fiscal year on all school project work. Only a few of the seventy seven (77) projects that were included in the budgeted four million dollars for Henderson County Public Schools Facility Projects remain to be completed. This was accomplished by having a clear understanding of all project scopes and by bidding all project work, adjusting scopes up or down where necessary while keeping close track of cost, and by utilizing school in-house resources whenever possible.

The following is a status if those certain school projects which required Architectural/Engineer designs to be able to bid and perform the work. Those projects include Roof Replacements, HVAC Systems Repairs/Replacements, Paving, and Electrical Upgrades.

**Roof Repairs/Replacements:** All listed roof projects are either complete and/or nearing completion. All roof project work is expected to be 100% complete by August 15<sup>th</sup>.

- #1 Apple Valley
- #1 Apple Valley/North Henderson Core Section
- #2 Dana Elementary
- #3 Hendersonville High
- #4 Upward Elementary
- #48 East Henderson
- #49 North Henderson
- #62 West High
- #67 Balfour

**HVAC and Mechanical Systems Repairs/Replacements:**

HVAC Piping Repairs at Apple Valley/North Henderson: (note: budgeted separately, not a part of the four million dollar allocation).

If you will recall this project required that it be performed in three phases. Phase 1 and phase 2 are complete and we expect to be complete with the Phase 3 final portion by August before school starts back. The phase 3 portion is the actual tying in of the new piping system to the individual units.

#11 Flat Rock Middle Boiler System Replacement: Install nearing completion. Will be operational before school starts.

#12 Rugby Middle Boiler System Replacement: Install nearing completion. Will be operational before school starts.

#13 Upward Elementary Chiller Replacement: Complete

#31 West and #32 East Henderson High Schools Duct Installs: Complete

#59 Hendersonville High Plumbing Repairs: August 1 Completion

#### **School Paving and Repair Projects:**

#23 Hendersonville High: Complete

#24 West Hendersonville High: Complete

#30 Edneyville Elementary: Complete

#47 Flat Rock Middle: Complete

#63 Upward Road Elementary: Complete

#76 East Henderson High: Complete

#### **School Electrical Projects:**

#34 Stadium Lights at Hendersonville High: Complete

#72 Electrical Upgrades at Edneyville Elementary: Complete

#61 Electrical Upgrades at Atkinson Elementary: Complete

#### **School Window Replacement/Repair Projects:**

#35 Atkinson Elementary: Complete

#38 Edneyville Elementary: Complete

#37 Central Office: Complete

#16 East Henderson High: Complete

#17 West Henderson High: Complete

#### **Miscellaneous School Projects:**

#18 Rugby Middle School Shop/Classroom Renovation: Complete

#58 East Hendersonville High Additional Cooler/Freezer Project: Complete

#14 Apple Valley Middle Front Office Renovation: Complete

Misc. Renovation Projects at #46 Hendersonville Elementary, #51 & #33 at Hendersonville High, #29 West Henderson, and #28 East Henderson: Complete

These aforementioned projects and all other projects that did not require Architectural/Engineer designs to be able to bid and perform the work are included on the attached budgeted School Project spreadsheet. All other listed project work is complete

with the exception of project #77, Atkinson Kitchen Renovations. It is expected to be completed before the 2010-2011 school year begins.

**PLEASE SEE ATTACHED SPREADSHEET**

It can be noted at the end of the spreadsheet that the cumulative total project cost for the seventy seven (77) projects estimated and projected to be completed with the allocated budgeted four million was achieved.

**Apple Valley/North Henderson Schools Expansion:**

Construction is well underway with Beam Construction and Moseley Architects. There have been some delays with underground unforeseen issues. The most time consuming of which was an AT&T fiber optic cable which was unknown and not located. It was discovered, not cut, during installs of infrastructure and excavations for the main building pad. Relocation of this cable took weeks. With this now behind us progress is speeding up and ways of picking up lost schedule time are being addressed.

The overall project includes three buildings. Building one is the main new two story building. Building two is the cafeteria addition. And building three is the locker room addition.

Although complete now the underground issues slowed completion of the building pad for the main building, but good progress has been made on the additions which need to be completed before school starts. Now that the building pad for the main building has been completed and all relevant site work and necessary undergrounds are in place, footings are scheduled to be completed immediately.

**Henderson County School Staff**

It should be noted that the work accomplished during the past fiscal year would not have been possible without the hard work and due diligence of the Henderson County School Facility Management Senior Director, Bo Caldwell and his staff. Mr. Caldwell was recently assigned a new position within the Henderson County School system and will no longer be directly involved with construction project work. His replacement, Mr. Martin Ballard, has been promoted into this position. Mr. Ballard has been one of the key go-to people on this staff and we look forward to continuing working with him in his new position in the upcoming months.

**Henderson County Projects**

**Law Enforcement Center:**

Much work and coordination between all the County staff involved, Sheriff Department, Lapsley Engineering, and Moseley Architects have allowed for the finalized bid drawings and documents for the project to be completed. Although there are still some minor issues in regard to utility relocates, the project is on schedule. All required supporting information, studies, due diligence, and approvals for design have been performed and completed. These requirements included but were not limited to mandated traffic studies,

additional geotech testing, and programming. Approvals from the city have been obtained, drawings were submitted and comments have been received from the State Fire Marshall's office. The drawings have been updated per the State's comments and resubmitted for final approvals. The demolition of the "little house" was bid and that work was completed.

The project has now been advertised for bid, starting 7-9-2010, in the Hendersonville, NC, Charlotte, NC and Greenville, SC newspapers as well as being posted on the Henderson County web page. There is a mandatory pre-bid meeting for all interested contractors set for 7-26-2010. The bid date is 8-10-2010. There has already been a large amount of interest from potential contractors.

#### **Old Health Department Renovation:**

All necessary preliminary design work for this project has been completed allowing for Moseley Architects design for this project to have been finalized with bid drawings and documents completed. This project is following exactly the same advertisement for bid date, mandatory pre-bid meeting (7-26-2010), and bid time (8-10-2010) schedule as the Law Enforcement Center.

#### **Court House Emergency Generator:**

This project was handled by the County Engineer's office and performed by McGill Associates Engineers and Fountain Services Contracting. The project is now complete with only punch list and minor change order resolutions remaining.

#### **2010 Solid Waste Capital Improvements:**

The County Engineer's office is also handling this project thus far and we are being copied on correspondence in regard to construction. It is our understanding that all permits have now been obtained for the Stoney Mountain Road Landfill Project. The project is expected to be advertised for bid at the end of August 2010, and bid at the end of September 2010.

#### **Tuxedo Mill Demolition:**

The information contained herein is as per the directive of the Henderson County Board of Commissioners to proceed with procuring site assessment evaluations and pricing proposals for the potential demolition of the old JP Stevens Mill located in Tuxedo, NC.

A Phase 1 Site Assessment, inclusive of lead paint and asbestos surveys, was priced, ordered, and performed by Mountain Environmental Group. The cost for the study was \$3,400. The full report was received and reviewed. The report indicates that there is a significant amount of asbestos which will require abatement. The primary asbestos containing material is pipe insulation. Smaller amounts were also found in floor mastic and some wall board materials in one of the buildings. There is also a very small amount of lead paint which was identified on one masonry wall section and will require

proper handling.

RFP's (Request for Proposals) for the demolition project were posted on the Henderson County web page noting all pertinent information including notice of a mandatory (to be allowed to bid) pre-bid on-site meeting. The pre-bid meeting was held and all interested contractors and subs were given more specific bid instructions and project requirements should their company be awarded a contract to perform the work. All in attendance were allowed full access that entire afternoon to study the site and on two additional prescheduled site meetings prior to the bid date. Questions raised at the pre-bid meeting were either answered then or answered via email addendums copying all interested contractors who were in attendance at the pre-bid. In summary the bid instructions required that the bidding contractor/companies be properly licensed locally and in the State of NC, and include and show proof of, with their bid proposal, a Bid Bond which mandates the contractor or his bond company to pay a fee equal to 5% of his bid if he defaults on acceptance of his pricing. Copies of the site assessment report were made available to all bidding contractors and they were informed via email addendum that they were to include in their bid proposals the removal and disposal of any and all asbestos, lead paint, and hazard material as noted in the Phase 1 Site Assessment Report. And furthermore that the handling of these components shall be as per all local, state, and federal guidelines and mandates. Further project requirements were provided to all bidding contractors should their firm be awarded a contract to perform the work. These project requirements included that the selected contractor have all County and State required licenses, provide a Performance and Payment Bond, specific amounts of insurance listing Henderson County as the additional insured, and demolition and asbestos permits as required by the County and the State. Also included in the project scope requirements was a maximum time frame to perform and complete the work of 180 days with liquidated damages (\$200.00/day) to be paid to the county starting on the 181<sup>st</sup> day. It should be noted that the demo could be done quicker but at a higher cost. The longer time frame allows a contractor, particularly one who is recycling materials, more time to salvage materials and relocate or sell them. And since there are no time restraints we were able to do this. It was explained to all bidding contractors/companies that the release of this project was subject to approval by the Henderson County Board of Commissioners after pricing was obtained.

The bid proposals were received as advertised in the conference room of the Henderson County Engineers office at 2:00 PM, Friday June 4<sup>th</sup>, 2010. Those in attendance included myself, Marcus Jones and staff, and any interested bidders. It was not mandatory that the bidder be present.

All bids received were in order and the bid tally is as follows:

Mark Pace Construction	\$126,969
DH Griffin	\$198,750
Allison Landscaping	\$264,590
NEO Corporation	\$271,925
CST Environmental	\$317,800

The low bid was provided by a local contractor, Mark Pace Construction. We are now seeking a directive from the Board of Commissioners to proceed with awarding the project to Mark Pace Construction, entering into a contract with him, and proceeding with getting this work done.

The bidding process has worked well. We have identified a qualified contractor to perform this work at a very aggressive price. Should the Board conclude that this project is worthwhile, it is my recommendation, that if affordable, they move forward now. It is my opinion that the work will never be done for any less. Although Mr. Pace is excited and anxious to do the work, he does understand the County approval process. It should be noted that Mr. Pace has contacted me to let me know that his pricing is somewhat time sensitive due to constraints he has for the resale of some of the salvaged materials and would hope to get started as soon as possible if the County moves forward.

#### **Park Maintenance Projects:**


As per a directive from the Board of Commissioners Tim Hopkins, Marcus Jones, and myself have been meeting and reviewing all Park Maintenance Projects to determine and develop a priority list from all of the projects being considered to perform. The priority list is not a pre-approved budgeted amount of \$750,000. We have developed a listing of what we consider to be projects that are absolutely necessary and then prioritized the list of the most important projects. We are awaiting the opportunity to present this information and report to the commissioners as an agenda item

#### **Blue Ridge Community College**

We are still awaiting the final state of NC Engineer's office approval. It is expected that this will be received soon allowing BRCC to bid and perform their project work which was funded for fiscal year 2009-2010.

Please feel free to contact me at any time should you have any questions in regard to the information contained in this report or any other matters of concern.

Respectfully submitted,

  
David H. Berry, Sr.  
Construction Manager

completed	#	School	Capital Category	Description	EST. COST	ESTIMATED RUNNING TOTAL	DATE INVOICED	Footnotes	LOCAL VENDOR (low bid)	ACTUAL COST	COST SAVINGS (actual cost after invoiced est cost)
	1	Apple Valley	Roof projects	Roofing project	\$285,000	\$285,000				\$146,470.00	\$71,435.00
				Engineer fees for roofing projects						\$15,070.00	
				Additional work at Apple Valley and North High - Core area roofing project						\$186,900.00	
				Additional A/E fees for work at AVMS and North						\$7,995.00	
	2	Dana Elem	Roof projects	Reroof two small areas that were not included in renovation project -	\$40,000	\$325,000				\$67,300.00	\$29,415.00
				Engineer fees for roofing projects						\$2,115.00	
	3	Hendersonville High	Roof projects	Reroof part of V Building that is not under warranty	\$30,000	\$355,000				\$77,859.00	\$49,445.00
				Engineer fees for roofing projects						\$1,586.00	
	4	Upward Elementary	Roof projects	Reroof entire facility as roof is failing	\$370,000	\$725,000				\$264,144.00	(\$98,913.00)
				Engineer fees for roofing projects						\$19,567.00	
				Contingency allowance in contract not used (\$15,000 in contract with \$2,376 used)						-\$12,624.00	
✓	5	West Henderson	Roof projects	Reroof and add drains over section connecting the two gyms	\$120,000	\$845,000	09/24/09		X	\$75,939.00	(\$44,061.00)
	6	Atkinson	Security - locks	Add electronic access door locks	\$10,000	\$855,000				\$0.00	(\$10,000.00)
	7	Bruce Drysdale	Security - locks	Add electronic access door locks	\$10,000	\$865,000				\$0.00	(\$10,000.00)
✓	8	Hendersonville Elem	Security - locks	Upgrade classroom locks	\$10,000	\$875,000	07/20/09	1	X	\$2,652.41	(\$7,347.59)
✓	9	Hendersonville Elem	ADA	Upgrade fire alarm system. Current system is obsolete.	\$20,000	\$895,000				\$9,570.00	(\$10,430.00)
✓	10	East Henderson	HVAC	Install 3 room units in the computer labs. Room temperature constantly too high	\$24,000	\$919,000	06/30/09	2		\$0.00	(\$24,000.00)
	11	Flat Rock Middle	HVAC	Replace boiler system. Current system is failing and can not find replacement parts	\$75,000	\$994,000				\$78,360.00	\$13,060.00
				A/E fees for project 11						\$8,500.00	
				A/E reimbursables						\$1,200.00	
	12	Rugby Middle	HVAC	Replace boiler system. Current system is failing and can not find replacement parts	\$75,000	\$1,069,000				\$98,360.00	\$33,060.00
				A/E fees for project 12						\$8,500.00	
				A/E reimbursables						\$1,200.00	
✓	13	Upward Elementary	HVAC	Replace chiller. Original equipment over 15 years old and system being repaired frequently	\$173,000	\$1,242,000				\$144,500.00	(\$13,300.00)
				A/E fees for project 13						\$14,000.00	
				Reim for engineer						\$1,200.00	
✓	14	Apple Valley	Building Repair	Renovate front office to improve visual to front entrance for safety.	\$12,500	\$1,254,500			X	\$12,895.00	\$6,790.72
				A/E fee for project 14					X	\$3,090.00	
				Carpet for office renovation project						\$3,475.72	

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Henderson County Public Schools  
FACILITY PROJECTS AND REPAIRS  
10 YEAR LIFE PROJECTS

completed	#	School	Capital Category	Description	EST. COST	ESTIMATED RUNNING TOTAL	DATE INVOICED	Footnotes	LOCAL VENDOR (low bid)	ACTUAL COST	COST SAVINGS (actual cost after invoiced-est cost)
				Change order 1 - hardware allowance - deduct						-\$170.00	
✓	15	Hendersonville High	Building Repair	Wall repair on the 3rd floor - Health Department recommendation	\$15,000	\$1,269,500	06/30/09	<sup>3</sup>		\$0.00	(\$15,000.00)
✓	16	East Henderson	Building Repair	Replace 1962 single pane windows at aux. gym and cafeteria - energy savings	\$24,500	\$1,294,000			X	\$26,000.00	\$2,750.00
				A/E fee for project 16					X	\$1,250.00	
✓	17	West Henderson	Building Repair	Replace 1962 single pane windows at aux. gym and cafeteria - energy savings	\$24,500	\$1,318,500			X	\$25,000.00	\$1,750.00
				A/E fee for project 17					X	\$1,250.00	
✓	18	Rugby	Building Repair	Renovate shop area to provide additional classroom space	\$67,750	\$1,386,250			X	\$88,650.00	\$31,617.82
				Change order #1						\$300.00	
				A/E for project 18					X	\$6,380.00	
				Flooring for new classes						\$6,769.51	
				Change order #2 - deduct for deletion of footings for HC ramp						-\$3,200.00	
				Change order #3-additional cost for owner preferred hardware						\$468.31	
✓	19	Hendersonville Elem	Building Repair	Renovate front office <sup>2</sup> to improve visual to front entrance for safety.	\$30,000	\$1,416,250	10/15/09		X	\$24,183.00	(\$5,817.00)
✓	20	West Henderson	Building Repair	Cafeteria renovation project. (phase D) Kitchen has not been upgraded since 1962	\$250,000	\$1,666,250	09/24/09		X	\$165,551.00	\$19,061.11
✓			Total COs	Change orders for project					X	\$103,510.11	
✓	21	Apple Valley	Energy controls	Complete 2008 project to provide controls in rooms	\$10,000	\$1,676,250				\$7,800.00	(\$2,200.00)
✓	22	Atkinson Elementary	Energy controls	Install individual room control units to provide increase energy management	\$25,000	\$1,701,250				\$22,221.69	(\$2,778.31)
✓	23	Hendersonville High	Paving	Repave faculty parking area. Large holes and deteriorated pavement.	\$12,000	\$1,713,250			X	\$9,000.00	(\$2,526.00)
				A/E fees for paving project						\$474.00	
✓	24	West Henderson	Paving	Repave X Building parking area and create new parking area	\$39,000	\$1,752,250			X	\$48,881.00	\$11,442.00
				A/E fees for paving project						\$1,541.00	
				Erosion Control permit						\$20.00	
✓	25	West Henderson	ADA	Replace intercom system. Current system is obsolete.	\$40,000	\$1,792,250				\$39,990.00	(\$10.00)
✓	26	Edneyville	ADA	Handicap access to front door in lower building	\$12,500	\$1,804,750				\$6,052.75	(\$6,447.25)
✓	27	Hendersonville High	Building Repair	Repair ceiling in rm 202, media center, V building computer lab, and in rm V22A	\$15,000	\$1,819,750		<sup>5</sup>		\$0.00	(\$15,000.00)
✓	28	East Henderson	Building Repair	Repair and recover seats in auditorium. Seats are broken and torn.	\$25,000	\$1,844,750				\$67,338.25	\$77,720.33
				Prep work for seat installation						\$16,158.58	
				A/E fees for project 28						\$2,000.00	
				Carpet for auditorium						\$17,223.50	
	29	West Henderson	Building Repair	Replace in the auditorium (Seats had minor repairs completed in house with parts from EHH seats)	\$25,000	\$1,869,750				\$0.00	\$993.98

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completed	#	School	Capital Category	Description	EST. COST	ESTIMATED RUNNING TOTAL	DATE INVOICED	Footnotes	LOCAL VENDOR (low bid)	ACTUAL COST	COST SAVINGS (actual cost after invoiced-est cost)
				Paint auditorium						\$5,800.00	
				Carpet						\$18,193.98	
				A/E fees for project 29						\$2,000.00	
✓	30	Edneyville	Paving	Repave area beside and behind café	\$20,000	\$1,889,750			X	\$33,459.00	\$14,249.00
				A/E fees for paving project						\$790.00	

completed	#	School	Capital Category	Description	EST. COST	ESTIMATED RUNNING TOTAL	DATE INVOICED	Footnotes	LOCAL VENDOR (low bid)	ACTUAL COST	COST SAVINGS (actual cost after invoiced-est cost)
✓	31	West Henderson	HVAC	Install duct work system in auditorium	\$50,000	\$1,939,750				\$13,850.00	(\$30,650.00)
				A/E fees for project 31						\$4,500.00	
				Reim for engineer						\$1,000.00	
✓	32	East Henderson	HVAC	Install duct work system in auditorium	\$50,000	\$1,989,750				\$13,850.00	(\$30,450.00)
				A/E fees for project 32						\$4,500.00	
				Reim for engineer						\$1,200.00	
✓	33	Hendersonville High	Building Repair	Install new bleachers in gym and aux. gym. Current old bleachers do not meet federal safety guidelines.	\$75,000	\$2,064,750			X	\$46,250.00	(\$24,750.00)
				A/E fees for project 33						\$4,000.00	
✓	34	Hendersonville High	Lighting	Replace poles and wiring for lighting in stadium. Duke Energy states poles and wiring are hazardous	\$90,000	\$2,154,750				\$219,000.00	\$139,308.40
				Building permit for lighting project						\$1,647.00	
				A/E fees for project 34						\$8,200.00	
				Reimbursable to engineer						\$461.40	
✓	35	Altkinson	Building Repair	Replace exterior hallway and gym windows. Majority of windows seals have failed. Improve energy efficiency.	\$20,000	\$2,174,750			X	\$10,000.00	(\$7,250.00)
				A/E fee for project 35					X	\$2,750.00	
✓	36	Altkinson	Building Repair	Replace dumpster wall that is falling down.	\$7,000	\$2,181,750	11/03/09		X	\$2,469.56	(\$4,330.44)
✓	37	Central Office	Building Repair	Replace single pane windows in the auditorium.	\$25,000	\$2,206,750			X	\$21,000.00	(\$3,100.00)
				A/E fee for project 37					X	\$1,100.00	
				Change order 1 - Deduct opaque glass in toilet windows						\$200.00	
✓	38	Edneyville	Building Repair	Replace all single pane windows in upper building.	\$65,000	\$2,271,750			X	\$90,416.00	\$29,716.00
				Building Permit for window project						\$800.00	
				A/E fee for project 38						\$3,500.00	
✓	39	Flat Rock	Building Repair	Cover freezer cooler area on back loading dock for employee safety	\$7,500	\$2,279,250	10/05/09		X	\$8,140.00	\$640.00
✓	40	Flat Rock	Building Repair	Repair or replace splintering and cracking gym bleachers boards.	\$15,000	\$2,294,250				\$8,696.80	(\$6,303.20)
✓	41	Rugby	Building Repair	Repair or replace splintering and cracking gym bleachers boards.	\$15,000	\$2,309,250				\$8,696.88	(\$6,303.12)
✓	42	Balfour	Door replacement	Cracked door in Building 4 (exterior) and 4 interior doors. Glass door will be changed to a steel door for safety.	\$5,000	\$2,314,250	07/20/09		X	\$4,751.27	(\$248.73)
✓	43	West Henderson	Door replacement	Replace doors in the auditorium and aux. gym. Wood damaged due roof leaks	\$25,000	\$2,339,250	08/24/09	6		\$0.00	(\$25,000.00)
✓	44	East Henderson	HVAC	Replace chiller. Original equipment over 15 years old and system being repaired frequently	\$185,000	\$2,524,250				\$226,930.00	\$59,130.00
				A/E fees for project 44						\$16,000.00	
				Reim for engineer						\$1,200.00	
✓	45	Balfour	Lighting	Drop ceiling in building 2 hallway	\$17,500	\$2,541,750	09/22/09	7		\$1,658.00	(\$15,842.00)

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**CAPITAL**  
Henderson County Public Schools  
**FACILITY PROJECTS AND REPAIRS**  
**10 YEAR LIFE PROJECTS**

Exhibit A

completed	#	School	Capital Category	Description	EST. COST	ESTIMATED RUNNING TOTAL	DATE INVOICED	Footnotes	LOCAL VENDOR (low bid)	ACTUAL COST	COST SAVINGS (actual cost after invoiced-est cost)
✓	46	Hendersonville Elem	Building Repair	Construct walls in media center to provide tutoring areas	\$12,000	\$2,553,750	10/06/09		X	\$16,817.00	\$6,817.00
✓				A/E fees for project 46					X	\$2,000.00	
✓	47	Flat Rock	Paving	Repave parking area behind cafeteria and service entrance	\$35,000	\$2,588,750				\$15,250.00	(\$18,367.00)
				A/E fees for paving project						\$1,383.00	
	48	East Henderson	Roof projects	Building C - D	\$225,000	\$2,813,750				\$216,391.00	\$3,289.00
				Engineer fees for roofing projects						\$11,898.00	
	49	North Henderson	Roof projects	Roofing project	\$350,000	\$3,163,750				\$337,400.00	(\$1,644.00)
				Engineer fees for roofing projects						\$18,510.00	
				Change Order 1 : VE on project						-\$16,200.00	
				Change Order 2: Wet insulation removal and replacement						\$8,646.00	
✓	50	East High	ADA	Upgrade fire alarm system-provide egress lighting in stairwells.	\$15,000	\$3,178,750		8		\$0.00	(\$15,000.00)
✓	51	Hendersonville High	Covered walkway	Repair covered walkway from main building to cafeteria. Current walkway has large holes	\$35,000	\$3,213,750			X	\$49,488.00	\$19,988.00
				Engineering fees for walkway project - OCain Design Group			09/21/09		X	\$4,000.00	
				Asbestos removal						\$1,500.00	
✓	52	Balfour	Door replacement	Replace bathroom partitions - Building 1	\$7,500	\$3,221,250			X	\$21,750.25	\$14,250.25
✓	53	West Henderson	Security - locks	Rekey administration area with safety locks.	\$5,000	\$3,226,250		4	X	\$0.00	(\$5,000.00)
	54	System	Ceiling Repair	Purchase of ceiling tile to replace old stain tile throughout the system	\$10,000	\$3,236,250				\$10,534.00	\$534.00
✓	55	Flat Rock	Building Repair	Replace stained and cracking cabinets in art room.	\$8,000	\$3,244,250	10/05/09		X	\$3,424.78	(\$4,575.22)
✓	56	Rugby	Building Repair	Replace stained and cracking cabinets in art room.	\$8,000	\$3,252,250	10/05/09		X	\$3,424.78	(\$4,575.22)
✓	57	Edneyville	ADA	Replace intercom system. Current system is obsolete.	\$18,000	\$3,270,250				\$18,990.00	\$990.00
✓	58	East Henderson	Building Repair	Additional Cooler/Freezer - inadequate space	\$30,000	\$3,300,250			X	\$22,577.00	(\$4,483.00)
				A/E fee for project 58						\$2,940.00	
	59	Hendersonville High	Building Repair	Upgrade the plumbing in the main building. Plumbing in place dates back to 1927.	\$125,000	\$3,425,250				\$124,994.00	\$19,194.00
				A/E fees for project 59						\$18,000.00	
				Reim for engineer						\$1,200.00	
✓	60	Atkinson	Door replacement	Replace front door	\$5,000	\$3,430,250	09/09/09		X	\$3,919.36	(\$1,080.64)
✓	61	Atkinson	Lighting	Drop ceiling with new lighting to improve lighting in classrooms. New lights will be more energy efficient	\$40,000	\$3,470,250			X	\$35,800.00	\$11,114.98
				A/E fee for projects 61						\$5,571.00	
				Change order 1 - to add lights in café, gym, and office area						\$9,450.00	
				reimbursable to engineer						\$293.98	

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Henderson County Public Schools  
FACILITY PROJECTS AND REPAIRS  
10 YEAR LIFE PROJECTS

Exhibit A

CAPITAL

completed	#	School	Capital Category	Description	EST. COST	ESTIMATED RUNNING TOTAL	DATE INVOICED	Footnotes	LOCAL VENDOR (low bid)	ACTUAL COST	COST SAVINGS (actual cost after invoiced-est cost)
	62	West High	Roof projects	Replace roof at main gym	\$150,000	\$3,620,250				\$81,550.00	(\$60,221.00)
				Engineer fees for roofing projects						\$7,929.00	
✓	63	Upward	Paving	Resurface parent drive and faculty parking	\$34,000	\$3,654,250			x	\$20,175.00	(\$11,171.00)
				AVE fees for paving project						\$1,343.00	
				Change order for patch in back of drive						\$1,311.00	
✓	64	Atkinson	Building Repair	Replace fencing at back of gym	\$5,000	\$3,659,250			x	\$1,430.03	(\$3,569.97)
✓	65	Bruce Drysdale	Building Repair	Provide safety building for gas powered machinery and to store flammable liquids that meets code.	\$14,000	\$3,673,250				\$13,152.27	(\$847.73)
	66	Marlow	Building Repair	Replace 8 windows for seal failure. Rooms 402,408,316,302,300,416,410.	\$7,000	\$3,680,250				\$1,500.00	(\$5,500.00)
	67	Balfour	Roof projects	Replace roof at cafeteria building	\$42,000	\$3,722,250				\$44,162.00	\$354.00
				Engineer fees for roofing projects						\$2,225.00	
				Change Order - deduct						-\$4,033.00	
✓	68	Hendersonville Elem	ADA	Replace intercom system. Current system is obsolete.	\$20,000	\$3,742,250				\$16,920.00	(\$3,080.00)
✓	69	West Henderson	Covered walkway	Repair leaking canopy in front office.	\$7,000	\$3,749,250	09/08/09		x	\$6,750.00	(\$250.00)
✓	70	Bruce Drysdale	Door replacement	New doors in the café and media center entrance	\$7,000	\$3,756,250	11/04/09		x	\$3,439.66	(\$3,560.34)
✓	71	Flat Rock	Door replacement	B.C.F hall restrooms partitions	\$12,500	\$3,768,750	10/14/09	9	x	\$1,574.47	(\$10,925.53)
	72	Edneyville	Lighting	Replace lighting in rm 1,2,3,4,5,6,7,8,9,10, media and cafeteria	\$30,000	\$3,798,750			x	\$0.00	(\$25,821.00)
				AVE fee for projects 72						\$4,179.00	
✓	73	Flat Rock	ADA	Replace intercom system. Current system is obsolete.	\$20,000	\$3,818,750				\$22,630.00	\$2,630.00
✓	74	Rugby	ADA	Replace intercom system. Current system is obsolete.	\$20,000	\$3,838,750				\$21,775.00	\$1,775.00
✓	75	Flat Rock	Door replacement	Replace restroom partitions in the locker rooms	\$4,500	\$3,843,250			x	\$3,610.00	(\$890.00)
✓	76	East Henderson	Paving	Side parking area - complete project	\$40,000	\$3,883,250			x	\$39,787.50	\$2,067.50
				Change order #1 - Install tensor fabric due to poor soil conditions						\$700.00	
				AVE fees for paving project						\$1,580.00	
	77	Atkinson	Building Repair	Renovate kitchen area with new equipment	\$100,000	\$3,983,250					(\$58,804.47)
				Paint kitchen area						\$4,176.00	
				Range						\$956.50	
				Milk cooler						\$2,131.10	
				Combi oven						\$14,819.93	
				Sink						\$2,334.00	
				Tile work						\$1,400.00	
										\$1,400.00	

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