

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: November 1, 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

October 25, 2010, 2010

Henderson County
Hendersonville, NC 28792

RE: Henderson County Facility Projects Monthly Status Report

This monthly report is a review of the scope of our 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.

Henderson County School Projects

All of the seventy seven (77) projects that were included in the budgeted four million dollars of Henderson County Public Schools Facility Projects for 2009-2010 have now been completed with no exceptions.

NOTE: 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 Underground HVAC Repairs: The final Phase III of the separately budgeted HVAC Piping Repairs at Apple Valley/North Henderson lacks only minor punch list components to be addressed and corrected to achieve final completion. The Apple Valley/ North Henderson Schools expansion will upon completion tie into the new piping system.

Henderson County School Staff: We continue to assist Henderson County School Staff with facility projects allowed for with 2010-2011 budgeted funds.

Apple Valley/North Henderson Schools Expansion: Construction continues with Beam Construction and Moseley Architects. The overall project includes three buildings. Building One is the main new two story building. Building Two is the cafeteria addition. Building Three is the locker room addition. The Building One first floor slab has now been placed, and the vertical steel (two stories) is erected with steel floor and roof decking installed. The rework of masonry on Building Two, the cafeteria addition, as mandated by the architect and testing company, has now been completed and prep work for the slab extension and new walls is ongoing. Building Three, the locker room addition, is now dried in with interior plumbing, mechanical, and electrical work ongoing. The roof is now installed on Building Three. Beam Construction has recently made significant improvements with the work progress and/or performance. Much of this can be attributed to the replacement of their job superintendent after much concern being

expressed by us, School Staff, and Moseley Architects. We all are monitoring the construction progress carefully and will continue to keep the County abreast of the status of the project.

Henderson County Projects

Law Complex/County Administration Building/1995 Courthouse: All preconstruction requirements have been completed and are in place and the construction is underway on the new Law Enforcement Center. J.E. Dunn Construction has made an impressive and professional start on the project. Their superintendent appears thus far to be excellent with good support being provided from the company's project managers. We and county staff continue to provide support and resolve to daily concerns and issues on an as needed basis. We are currently pushing utility companies to complete specific unforeseen service relocations etc. as required per the new buildings footprint. The basement excavation is well underway and J.E. Dunn is making every attempt to complete this part of the work including the basement floor slab and vertical walls before potential extreme winter weather causes delays.

Old Health Department: The third scheduled bid opening was October 15, 2010, at which time an acceptable number of bids were received. The low bid was \$1,224,981 provided by J.E. Dunn and was assumed at the bid opening to be the apparent low bidder. Since that time informalities in several of the bids have been discovered and we are awaiting a statement from Moseley Architects as to who the qualified low bidder is and a recommendation to the Board of Commissioners. At that time we will be requesting a directive to proceed to contract with the lowest qualified bidder/contractor.

2010 Solid Waste Capital Improvements: Three bids for the Stoney Mountain Road Landfill Capital Improvements Project were received on October 5, 2010. Unfortunately, after review by McGill Associates, the design engineers for the project, all three of the bids contained formalities which disallowed acceptance of any of the bids and has triggered a re-bid for the project. A pre-bid meeting is now scheduled for October 29, 2010, with the re-bid scheduled for November 23, 2010. We look forward to receiving an acceptable bid and a successful project. We will assist Henderson County staff in anyway necessary on this project.

Tuxedo Mill Demolition: Mark Pace construction is well underway with the demolition of the old mill and the progress is steady. The contractor is logistically tearing down the structures and recycling and/or selling off the salvageable components. There have not been nor are there any current issues with the process. We continue to work with Mark Pace on any daily issues and will continue to monitor the progress of the demolition.

Park Maintenance Projects: As per the request and directive of the Henderson County Board of Commissioners a priority listing for the best use of the budgeted \$750,000 for park projects was established by me, Tim Hopkins, and Marcus Jones. At the specially called meeting on August 19th the board, based on our recommendations, budget

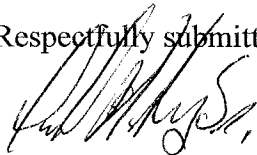
numbers, and community comment, made the decision on exactly which projects the approved funds would be used for. The majority of the projects are Jackson Park repairs and renovations. Instructions were received to obtain pricing for all approved projects and report back to the board. The survey and design work necessary to perform the projects at Jackson Park is nearing completion. Tim Hopkins, Marcus Jones, and I have had and continue to have ongoing meetings with Will Buie of Lapsley & Associates to come up with construction designs that address the approved park projects. We have received some preliminary designs and have received additional input from some of the park's facility users and in particular the baseball folks. The discussions and input thus far have been successful. From all of these efforts we are working on and will be able to present to the county a decisive overall plan with options for the approved project improvements and a plan that will allow for specific cost based on competitive bids. We expect to have a presentation with recommendations for the commission very soon. Additionally the needed repairs and roof replacement for the Stoney Mountain Activity Center is an approved project to be paid for with these allocated funds. The roofing part of the project work was advertised and re-bid with a shingle type roof. The low bid price was approximately \$25,000 leaving \$25,000 of the budgeted \$50,000 of approved funds for the Stoney Mountain Activity Center. This balance will be used for parking lot repairs at the center. Meetings are also scheduled with Edneyville, Etowah, and East Flat Rock to discuss the use of their approved portion of these funds for their respective projects.

Blue Ridge Community College

Bids for the project work at BRCC were received on September 16, 2010 and presented and accepted by the BRCC Board on September 23, 2010. The bids were very competitive with the low bid being well within budget. The bids have been submitted to the state engineer's office and the low bid, Carolina Specialties, has been approved. The contract is now being prepared for the state's approval. Once approved, the contract can then be awarded and the construction work can commence. The project is inclusive of all project work BRCC had listed and included to be funded by county funds for the 2009-2010 fiscal year. We now look forward to working with BRCC in getting this work started and completed.

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

Respectfully submitted,



David H. Berry, Sr.
Construction Manager