

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: March 18, 2026

SUBJECT: Construction Projects Update

PRESENTER: Bryan Rhodes, Capital Projects Director
Chris Todd, Assistant County Manager

ATTACHMENTS: YES
1.) Presentation

SUMMARY OF REQUEST:

Bryan Rhodes and Chris Todd will provide the Board of Commissioners with an update on construction projects around Henderson County.

This monthly report is a review of the scope and statuses of assigned construction management responsibilities and includes specific updates regarding County funded construction activities.

BOARD ACTION REQUESTED:

No specific Board Action is requested; this item is for informational purposes only.

Suggested Motion:

No motion suggested.



Construction Manager's Update

March 18, 2026



Blue Ridge Community College MRTS Projects

BRCC Facilities Building

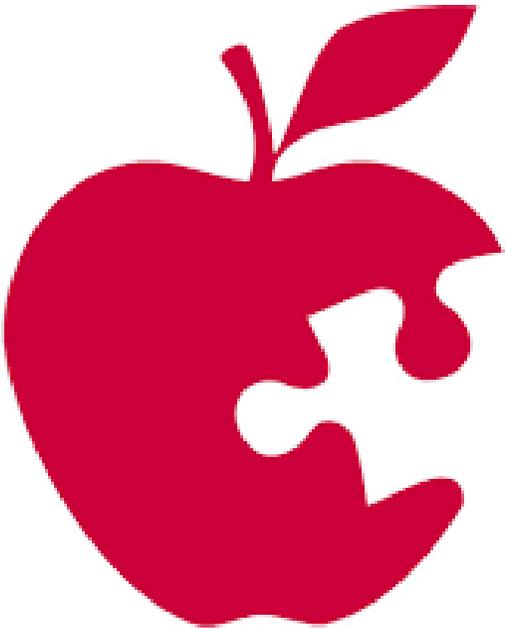
Kick off meeting with Ryse Construction and Clark-Nexsen on February 26th

Ryse Construction is reviewing DD Documents and obtaining pricing estimates

WGLA Engineering is continuing work on designing the required utilities extension



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Henderson County Public Schools

MRTS Projects

HCPS Various paving improvements project FY '25

Tarheel Paving is the contractor for this project

All originally contracted work has been completed

Additional scope, inclusive of improvements at Hillandale Elementary will be completed in Spring '26. Contractor has indicated asphalt plant could be open by the end of March and work could commence.

The following schools were included in this project: Hendersonville Elementary, Hillandale Elementary, Gleen Marlow, Fletcher Elementary, Clear Creek Elementary, Apple Valley, and Flat Rock Middle

HCPS Various Paving Improvements Project FY '26

HCPS Personnel are identifying campuses that need to be touched with this project

Once campuses are identified staff will contract with an engineer for project plans and scope

HCPS Roofing Projects

FY '26 Roofing Projects include
Flat Rock Middle School & East
Henderson High School

Palmetto State Roofing & Sheet
Metal Inc. is the awarded
contractor for this project

Pre-Construction meeting
occurred March 10



HCPS HVAC Controls project

- Johnson Controls (JCI) has completed work at Rugby Middle School
- JCI is currently working in Apple Valley Middle, North Henderson High School, & Hendersonville Middle
- Controls at end-of-life will be replaced at the following campuses: Apple Valley, Flat Rock Middle, Hendersonville Middle, North Henderson High School, West Henderson High School, & Rugby Middle
- All work is scheduled to be complete by November 18, 2026



Henderson County

Capital Projects

Medical Office Buildings

UNC
HEALTH
Pardee



UNC
HEALTH®
Pardee

Spartanburg Highway Medical Office Building Site Work



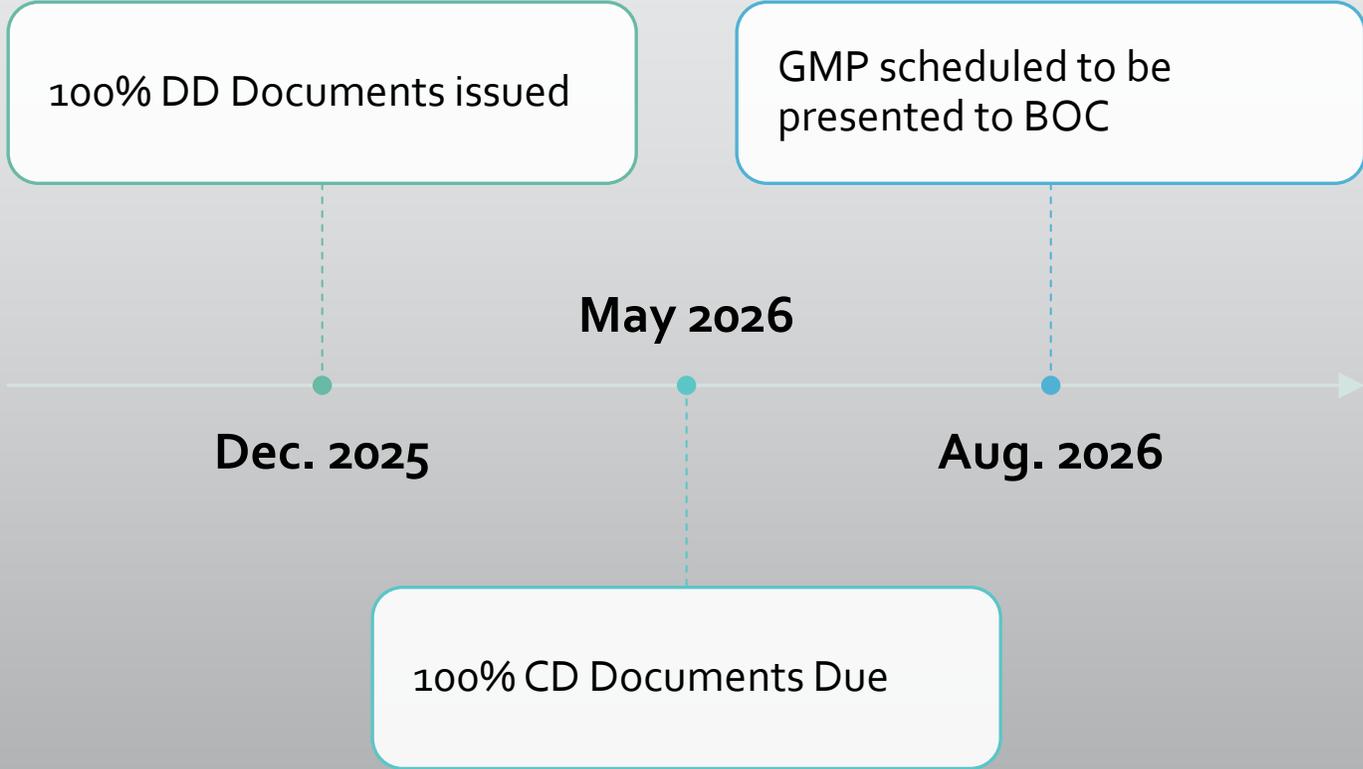
Spartanburg
Highway
Medical
Office
Building

Construction began in January 2026

Site work, inclusive of mass grading and installation of underground infrastructure, is ongoing

Vannoy Construction projects the completion date to be May 12, 2027

Mills River Medical Office Building



Mills River Medical Office Building

Executive Overview

March 4, 2026

Owner:

Henderson County
Hendersonville, North Carolina



Architect

LS3P
110 West North Street
Greenville, South Carolina 29601
(864) 233-4027



Contractor

Vannoy Construction
1500 Ridgefield Blvd
Asheville, North Carolina 28806
(828) 575-1300



Building Type Breakdown

Enclosed Square Footage
Location #2 - Mills River Location

60,920 sqft

DD Budget

Construction Costs		Cost/SF
Site Development	\$ 5,398,490	
Building:		
DD Base Estimate (Bldg)	\$ 29,127,023	\$ 478.12
Accepted Alternates	\$ 1,160,809	
Adjusted DD Base Estimate (Bldg)	\$ 30,287,832	\$ 497.17
Subtotal Construction Cost	\$ 35,686,122	
Soft Costs		
Project Entrance Contingency	\$ 250,000	
Escalation Contingency	\$ 500,000	
Subtotal Construction w/ Alternates	\$ 36,436,122	
Owner Costs	\$ 6,000,000	
Adjusted DD Estimate Total	\$ 42,436,122	
Budget Comparison		
Approved Total SD Budget	\$ 46,119,528	
Current Total DD Budget	\$ 42,436,122	
Variance	\$ (3,683,406)	

Henderson County JCAR Project





JCAR: Detention Center Project

- Sitework began in November '25, still ongoing
- Piers & Footers currently being set
- Project scheduled to be complete in early 2028

JCAR: Detention Center Project



JCAR: Detention Center Project



JCAR: Courthouse Project



December 19th
2025: Fentress
Architects issued
CD Documents



March 18, 2026:
GMP Presented
to BOC



May 2026:
Anticipated
closing on
financing,
pending BOC
approval of GMP

An aerial architectural rendering of the Henderson County Sports Complex. The complex features a large green field, a baseball field, and a parking lot with several cars. The surrounding area is densely wooded with trees in autumn colors. In the background, a large hill with houses is visible under a clear sky.

HENDERSON COUNTY SPORTS COMPLEX

HENDERSON COUNTY SPORTS COMPLEX

- ▶ Mass Grading is complete
- ▶ Soccer turf installation is complete
- ▶ Underground infrastructure scheduled to be installed over the next two months; sewer and water lines are being installed at this time
- ▶ Project scheduled to be complete October 2026



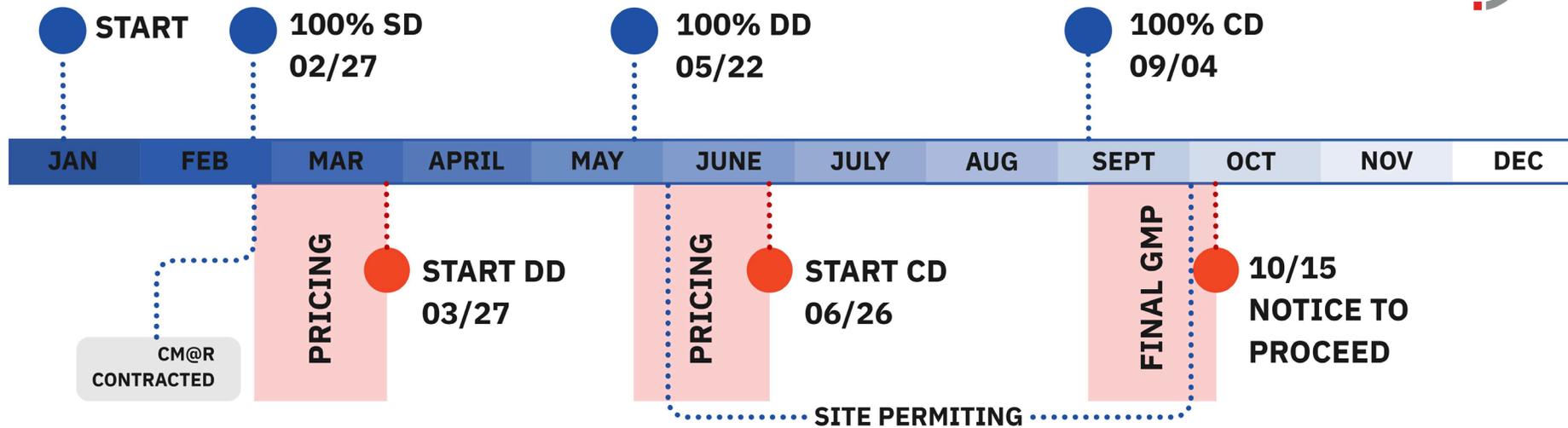
Henderson County Public Schools Bus Garage



Henderson County Public Schools Bus Garage

- ✓ LS3P issued SD Deliverable on 2/27
- ✓ Edifice Construction was selected as Construction Manager at Risk by BOC on March 2nd

HCPS Bus Maintenance Garage - Project Schedule



* BOC APPROVAL DATES TBD

Henderson County Public Schools Bus Garage

Next Steps:

- Negotiate contract with Edifice
- Pricing exercise based on SD Documents
- Begin DD

Thank you

Any Questions?

