

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: June 17, 2026

SUBJECT: Construction Projects Update

PRESENTER: Brian Cotton, Capital Projects Superintendent
Ronnie Kilby, Capital Projects Construction Project Coordinator

ATTACHMENTS: Yes
1) PowerPoint

SUMMARY OF REQUEST:

Brian Cotton and Ronnie Kilby 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

June 17, 2026



1

Blue Ridge Community College MRTS Projects



2

BRCC Facilities Building

Ryse Construction provided pricing estimates based on DD Documents

Clark-Nexsen Architects have been given Notice To Proceed to produce CD Documents, 100% CD Documents are scheduled to be complete in August

WGLA Engineering is continuing to work on the required utilities extension for this project. Plans have been submitted to the City of Hendersonville for review; WGLA is currently reviewing and addressing comments

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Henderson County Public Schools

MRTS Projects

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HCPS Various Paving Improvements Project FY '25

Tarheel Paving is the contractor for this project

All originally contracted work has been completed. Work on additional scope at Hillandale scheduled to begin June 11 per Tarheel Paving

Additional scope, inclusive of improvements at Hillandale Elementary will be completed in Spring '26. Staff is working with the contractor to finalize a schedule to complete the remaining portions of work.

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

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HCPS HVAC Controls Project

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

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Upcoming HCPS MRTS Projects:

- ◆ Atkinson HVAC Replacement Phase II: Bids will be opened July 2nd
- ◆ Boiler Replacement Project for Sugarloaf Elementary & Dana Elementary: Bids will be opened July 1st
- ◆ Chiller Replacement Project for Clear Creek Elementary, Hendersonville Middle, & Apple Valley Middle: Bids will be opened July 1st

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Mills River Medical Office Building

	Dec. 2025	100% DD Documents issued
	May 2026	100% CD Documents Received
	Aug. 2026	GMP scheduled to be presented to BOC

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JCAR: Detention Center Project

- ◆ Pre-Cast walls and cells have been set in the new Women's Housing expansion, slab on grade has been completed.
- ◆ Piers & Footers are in place for the male housing expansion & the new Sally Port
- ◆ Pre-Cast delivery for male housing is scheduled for June 22nd
- ◆ Project is scheduled to be complete in early 2028

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JCAR: Detention Center Project

Pouring Slab in Women's Expansion

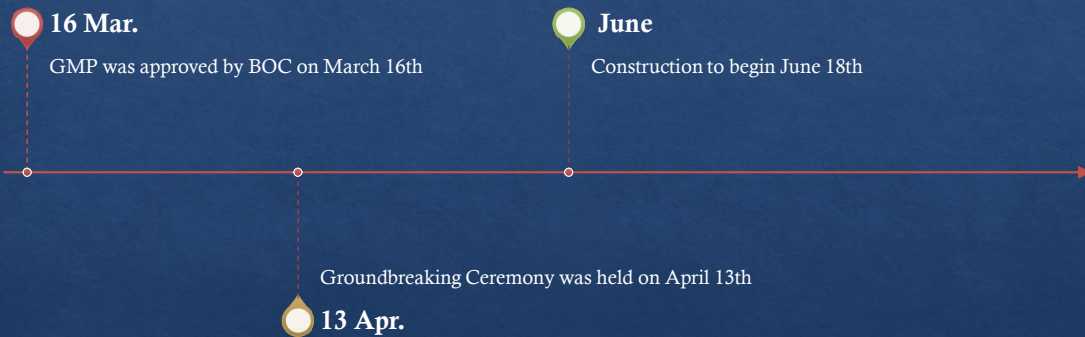


Aggregate Piers for New Sally Port



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JCAR: Courthouse Project



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Courthouse Security Move

◆ Construction of the new secure entrance on the South side of the '95 Courthouse



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South Grove St. Parking Lot

WGLA Engineering is under contract to design expanded parking at the corner of 1st Ave E & South Grove St.

Buildings on parcel will be demolished

Lot will yield 41 Spaces when complete

Project is currently in the permitting phase with the City of Hendersonville



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Youngblood Parking Lot

- ◆ Henderson County has leased the lot on the corner of North Pine St. & 4th Ave. E
- ◆ Staff is working with WGLA Engineering on a plan to maximize parking spaces on that lot for public parking.



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Henderson County Sports Complex

- ◆ Tenooca has started work to bring site to finished grade.
- ◆ Water and sewer infrastructure installation is now complete
- ◆ Athletic Light bases and all conduit are being installed
- ◆ Project scheduled to be complete October 2026

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Sports Complex Progress

Future Softball Field Light Bases Installed



Soccer Field Light Base Installation



Aerial View



Photo Credit:
Glen Gillette

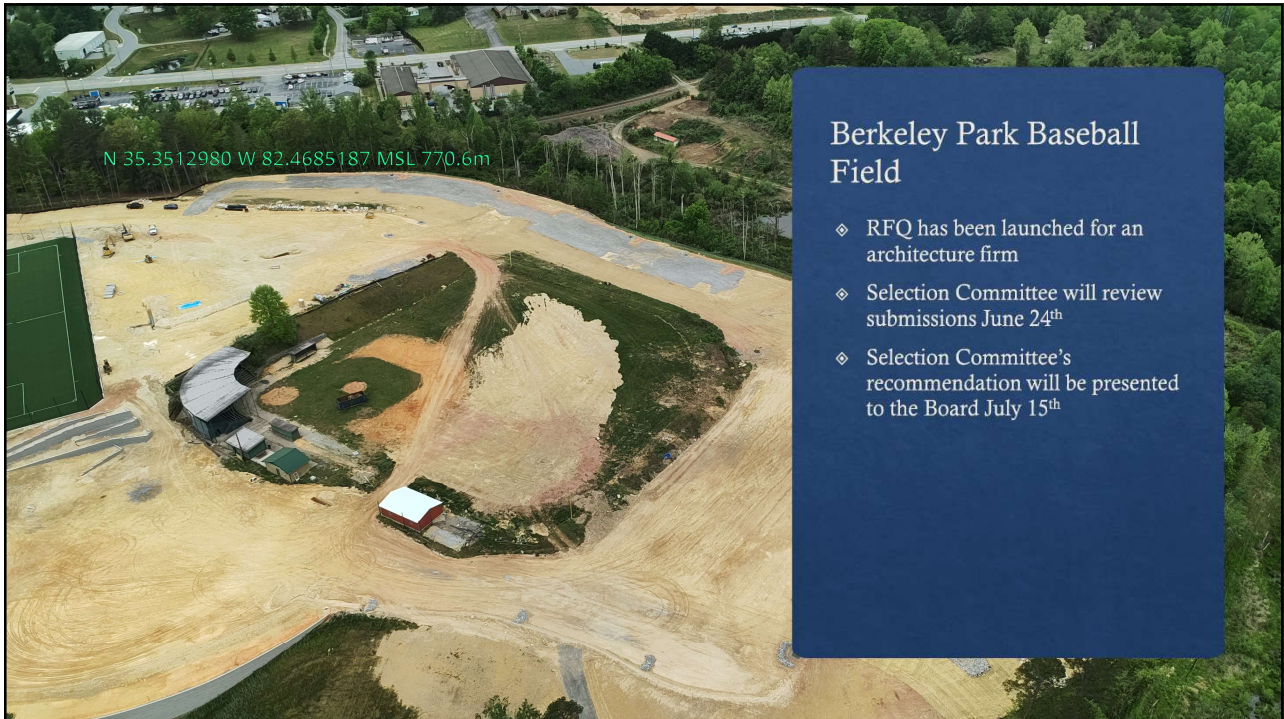
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Sports Complex Restroom Facilities

- ◆ Ryse Construction began construction on the three restroom buildings June 3rd
- ◆ Project will include restroom facilities, ticket booth, small office space, and a picnic shelter
- ◆ This project is scheduled to be complete by October 2026



25



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Berkeley Park Baseball Field

- ◆ RFQ has been launched for an architecture firm
- ◆ Selection Committee will review submissions June 24th
- ◆ Selection Committee's recommendation will be presented to the Board July 15th

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Athletics & Activities Center

Facility is the primary emergency shelter for Henderson County

Project will provide ADA upgrades to the restrooms, shower facilities, and primary accessible entrance

Project is scheduled to be complete by the end of Summer 2026

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Henderson County Public Schools Bus Garage

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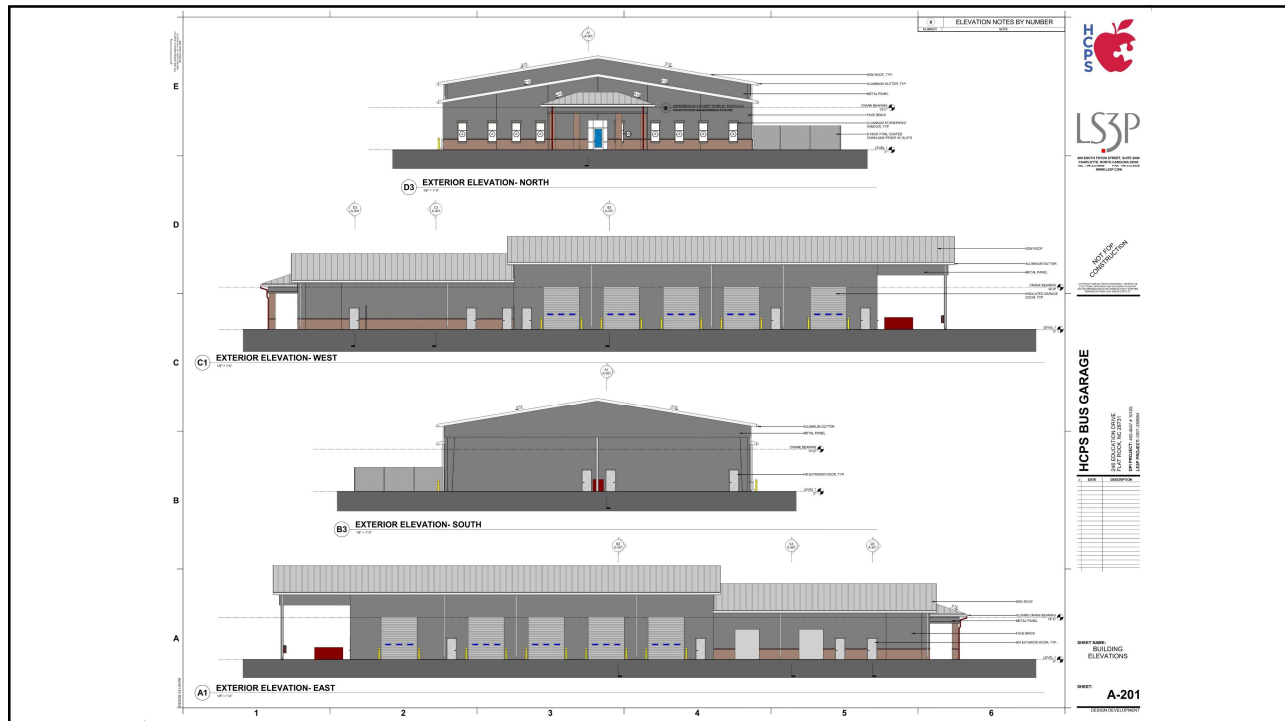
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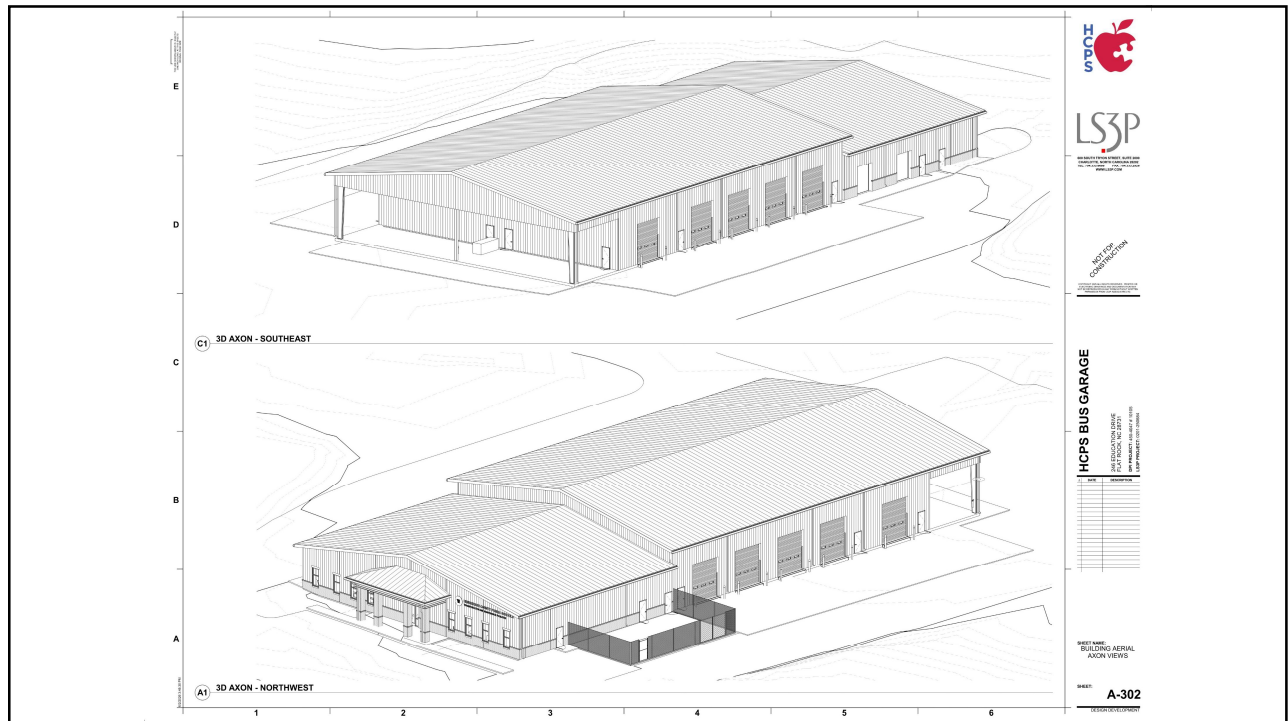
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SCHEMATIC DESIGN BUDGET & ALLOWANCES

Cost Summary	Sitework	Main Building (19,576 sf)	Fuel Station	Project Total
Cost of Construction	\$ 3,311,856	\$ 7,496,652	\$ 683,537	\$ 11,492,045
Preconstruction Agreement				\$ 78,000
Accepted VE Items from 5/13 Meeting				\$ (243,943)
Construction Total				\$ 11,326,102

Allowances - Included in Estimate

1	Site Unsuitables Allowance	\$	150,000
2	Code Required Landscaping	\$	25,000
3	Paint Protection Curtain	\$	31,200
4	BDA System	\$	39,152
5	Tap and Impact Fees	\$	56,753
6	Fuel Station - Includes all Diesel and Gas Tanks	\$	575,000
7	Demo Existing Fuel Tanks and Pumps	\$	65,000



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SCHEMATIC DESIGN BUDGET & ALLOWANCES

PKG#	Description	SD Estimate	Cost / Sf
01-001	Final Cleaning	\$ 12,100	\$0.62
01-002	Survey	\$ 20,000	\$1.02
31-001	Site Demolition	\$ 172,768	
31-002	Erosion Control	\$ 56,900	
31-003	Earthwork	\$ 490,412	
31-004	Site Allowances	\$ 150,000	
31-005	Storm Drainage	\$ 430,240	
31-006	Asphalt & Concrete Paving	\$ 939,358	
31-007	Water Distribution	\$ 182,780	
31-008	Sanitary Sewer	\$ 37,445	
32-001	Landscaping	\$ 25,000	
32-002	Fencing	\$ 9,585	\$0.49
03-001	Concrete	\$ 500,708	\$25.58
04-001	Masonry	\$ 477,573	\$24.40
05-001	Steel	\$ 60,670	\$3.10
06-001	Millwork	\$ 25,275	\$1.29
07-001	Waterproofing and Sealants	\$ 39,248	\$2.00
07-002	Metal Panels (excluding PEMB)	\$ 10,800	\$0.55
07-003	Roofing	in Metal Buildings	
08-001	Doors and Hardware	\$ 95,675	\$4.89
08-002	Glass	\$ 32,040	\$1.64
08-003	Special Doors	\$ 120,200	\$6.14
09-001	Drywall	\$ 159,498	\$8.15
09-002	Acoustical	\$ 16,944	\$0.87
09-003	Flooring	\$ 59,646	\$3.05



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SCHEMATIC DESIGN BUDGET & ALLOWANCES

09-004	Paint	\$	85,201	\$4.35
09-005	Hard Tile	\$	8,487	\$0.43
10-001	Specialties and Lockers	\$	53,350	\$2.73
10-002	Signage	\$	10,436	\$0.53
11-001	Equipment - Bridge Crane	\$	97,500	\$4.98
11-002	Fuel Station and Tanks	\$	575,000	
12-001	Window Treatments	\$	7,695	\$0.39
13-001	Metal Buildings	\$	1,330,660	\$67.97
21-001	Fire Suppression	\$	154,308	\$7.88
22-001	Plumbing	\$	511,340	\$26.12
23-001	HVAC	\$	606,155	\$30.96
26-001	Electrical, Site Electrical, and LV Raceways	\$	1,036,628	\$52.95
	Cost of Building Only	\$	5,541,722	\$283.09
	Cost of Fuel Station	\$	575,000	
	Cost of Sitework	\$	2,484,903	
	Subtotal Cost of Work	\$	8,601,624	\$439.40
	Design / Estimating Contingency	\$	430,081	5.0%
	Escalation	\$	270,951	3.0%
	Construction Contingency	\$	270,951	3.0%
	Permitting	By Owner		
	Impact & Tap Fee Allowance	\$	56,753	allowance
	General Conditions	\$	1,021,824	lump sum
	Insurances - BR, GL, Pollution, SDI	\$	282,934	2.8%
	Technology	\$	26,630	0.25%
	P&P Bond	\$	114,920	1.00%
	Fee	\$	415,375	3.75%
	Preconstruction	separate agreement		
	Total	\$	11,492,045	\$587.05



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VALUE ENGINEERING LOG

Item	Potential VE Item Description	Subtotal (Cost of Work Only)	Status (P,E,A,R)	Pending (includes markups)	Either/Or (includes markups)	Accepted (includes markups)	Rejected (includes markups)	Schedule Impact
1	Balance Site - Currently Import ~8,000 yards	\$ (152,320)	P	\$ (206,229)	\$ -	\$ -	\$ -	
2	Remove Segmental Retaining Wall at NW Corner of Site	\$ (5,950)	P	\$ (8,056)	\$ -	\$ -	\$ -	
3	Remove StormTech UDS	\$ (59,750)	A	\$ -	\$ -	\$ (80,897)	\$ -	
4	No New Landscaping Required for Construction	\$ (17,500)	P	\$ (23,694)	\$ -	\$ -	\$ -	
5	Remove Brick Wrap to Water Table from Entry Columns - Paint Steel	\$ (8,057)	A	\$ -	\$ -	\$ (10,909)	\$ -	
6	Do not Paint Vehicle Bay Roof Deck and Exposed MEPs	\$ (37,368)	A	\$ -	\$ -	\$ (50,593)	\$ -	
7	Reduce Fuel Station Scope to Single Tank / Single Pump	\$ (150,000)	R	\$ -	\$ -	\$ -	\$ (203,088)	
8	Dry Sprinkler System not Required at Exterior Wash Bay / Wrecker Park	\$ (28,704)	R	\$ -	\$ -	\$ -	\$ (38,863)	
9	Reduce Compressed Air Drops UNIT PRICE - Currently 19 included	\$ (5,000)	P	\$ (6,770)	\$ -	\$ -	\$ -	
10	GC does not Provide Site Light Poles and Bases - 10 included	\$ (75,000)	A	\$ -	\$ -	\$ (101,544)	\$ -	
11	Remove Northeast Gravel Parking Lot at Existing Building	\$ (113,523)	P	\$ (153,701)	\$ -	\$ -	\$ -	
12	Remove Southeast Asphalt Drive and Gravel Parking Spaces	\$ (120,735)	P	\$ (163,466)	\$ -	\$ -	\$ -	
13	Remove Paint Bay Specific Equipment and Infrastructure	\$ (88,289)	P	\$ (119,536)	\$ -	\$ -	\$ -	
	Cost Savings Total	\$ (862,196)		\$ (681,451)	\$ -	\$ (243,943)	\$ (241,951)	



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SCHEDULE

Design/Preconstruction: Through May 2027

Construction: May 2027 - July 2028



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Thank you

Any Questions?



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