

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: August 19, 2026

SUBJECT: Construction Projects Update

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

ATTACHMENTS: Yes
1. PowerPoint

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

August 19, 2026





Blue Ridge Community College MRTS Projects

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



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.
Work on additional scope at Hillandale is underway.

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

HCPS HVAC Controls Project

Johnson Controls (JCI) has completed work at Rugby Middle School, North Henderson High School, and Apple Valley Middle School

JCI is currently working in Hendersonville Middle School. Work at West Henderson High School will begin soon.

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

Upcoming HCPS MRTS Projects:

- ◇ Atkinson HVAC Replacement Phase II: Bids opened July 2nd
- ◇ Boiler Replacement Project for Sugarloaf Elementary & Dana Elementary: Bids opened July 22nd
- ◇ Chiller Replacement Project for Clear Creek Elementary, Hendersonville Middle, & Apple Valley Middle: Bids opened July 1st



Henderson County

Capital Projects

Medical Office Buildings



UNC
HEALTH®
Pardee

Spartanburg Highway Medical Office Building

Construction began in January 2026

Framing is complete, masonry work is underway

Vannoy Construction is on schedule to have this project completed by May 12, 2027

Spartanburg Highway MOB



Mills River Medical Office Building



May 2026

100% CD
Documents
issued



June 2026

Bids were
opened for this
project



September 8, 2026

GMP will be
presented to
BOC



Mills River Medical Office Building

Henderson County JCAR Project



January 23, 2025
HENDERSON COUNTY JUDICIAL CENTER

PERSPECTIVES

North-West Corner View

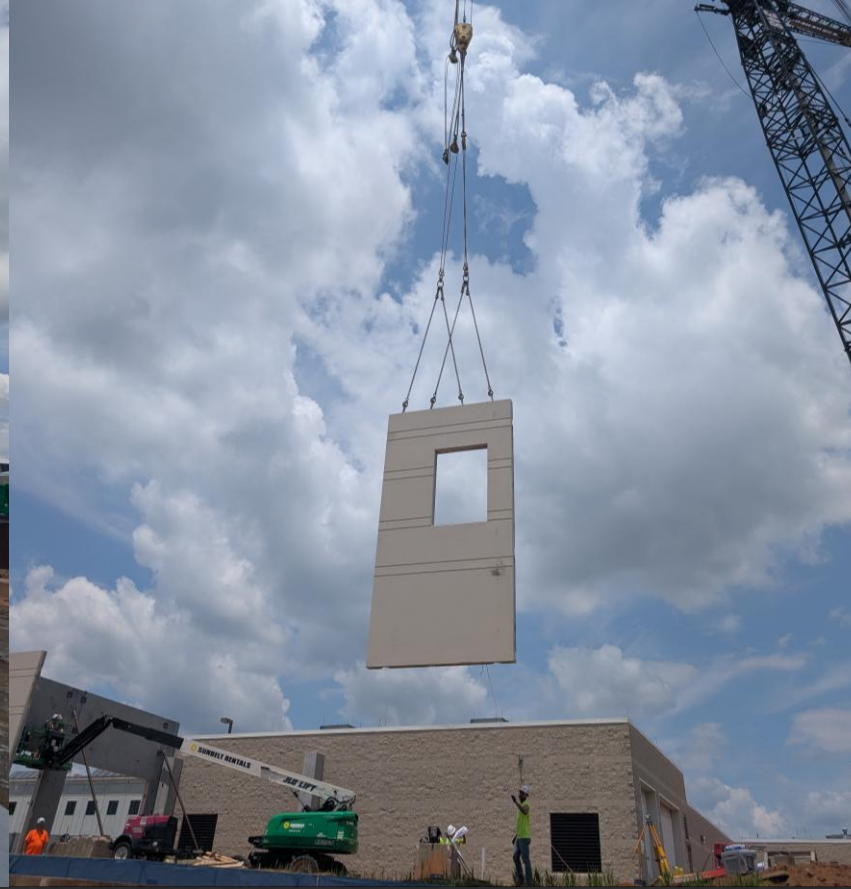
FENTRESS
ARCHITECTS



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.
- ◆ Pre-Cast for the new Sallyport has been set
- ◆ Pre-Cast cells for male housing expansion have been set
- ◆ Project is scheduled to be complete in early 2028





JCAR: Detention Center Project

JCAR:
Courthouse
Project

Construction Began June
18th

Site Work and Mass-
Grading are underway

Project is scheduled to be
complete October 2028

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



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.



An aerial photograph of the Henderson County Sports Complex. The complex features a large green football field with white yard lines, a baseball field, and several tennis courts. A parking lot with several cars is visible in the foreground. The complex is surrounded by dense trees with autumn foliage. In the background, a large hill with a building on top is visible under a clear sky.

Henderson County Sports Complex

Henderson County Sports Complex

- ◆ Tennoca has started work to bring site to finished grade.
- ◆ Concrete work is underway
- ◆ Work on the tennis courts is underway
- ◆ Athletic Light bases and all conduit are installed
- ◆ Project scheduled to be complete October 2026



Photo Credit: Glen Gillette

Sports Complex Restroom Facilities

- ◆ Ryse Construction began construction on the three restroom buildings June 3rd
- ◆ Metal framing is complete
- ◆ Masonry work is Complete
- ◆ This project is scheduled to be complete by October 2026



Sports Complex Restroom Facilities



Berkeley Park Baseball Field

- ◆ Michael Graves Architects is the selected architect
- ◆ Contract negotiations are complete
- ◆ Programming will be underway once a contract is established



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 completion date TBD pending contract establishment



Henderson County Public Schools Bus Garage

LS3P



HENDERSON COUNTY
PUBLIC SCHOOLS



HCPS Bus Garage

LS3P has begun work on DD Documents

Edifice Construction is the Construction Manager at Risk for this project

Project is currently scheduled for completion in Summer 2028

Thank you

Any Questions?

