

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 16, 2026

SUBJECT: Construction Projects Update

PRESENTER: Ronnie Kilby, Capital Projects Construction Project Coordinator
Chris Todd, Assistant County Manager

ATTACHMENTS: Yes
1. Presentation

SUMMARY OF REQUEST:

Ronnie Kilby 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

September 16, 2026





Blue Ridge Community College MRTS Projects

BRCC Facilities Building

RYSE Construction is reviewing CD Documents

Clark Nexsen Architects issued 100% CD Documents on September 2nd

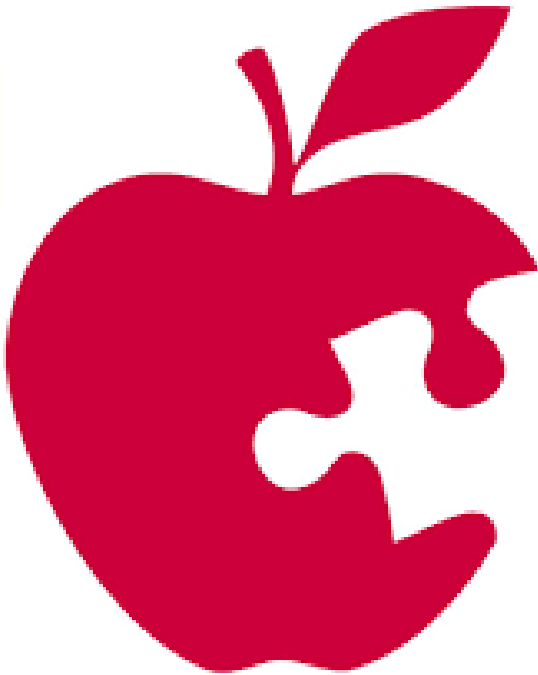
WGLA Engineering has completed the design of the required utilities extension. RFP is published and bids will be opened October 13th.



Henderson County Public Schools

MRTS Projects

H
C
P
S



HCPS Various Paving Improvements Project FY '25

Tarheel Paving is the contractor for this project

All work is now complete.

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, Apple Valley Middle School, and Hendersonville Middle School

JCI is currently working in Sugarloaf Elementary and Flat Rock Middle School.

HVAC Controls at end-of-life will be replaced at the following campuses: Apple Valley, Flat Rock, Hendersonville Middle, Sugarloaf Elementary, 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, JCI was the awarded contractor
- ◇ Boiler Replacement Project for Sugarloaf Elementary & Dana Elementary: Bids were opened July 22nd, Boiler Masters Inc. was the awarded contractor
- ◇ Chiller Replacement Project for Clear Creek Elementary, Hendersonville Middle, & North Henderson High School: Bids opened July 1st, JCI was the awarded contractor



Henderson County

Capital Projects

Medical Office Buildings



UNC
HEALTH®
Pardee

Spartanburg Highway Medical Office Building

Construction began in January 2026

Brick veneer is going in place, interior framing and mechanical work is ongoing

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

Spartanburg Highway MOB



Spartanburg Highway MOB Progress



Mills River Medical Office Building



May 2026

100% CD
Documents
issued



June 2026

Bids were
opened for this
project



September 8, 2026

GMP presented
to BOC



Mills River Medical Office Building

Henderson County JCAR Project

HENDERSON COUNTY COURTHOUSE



January 23, 2025
HENDERSON COUNTY JUDICIAL CENTER

PERSPECTIVES

North-West Corner View

FENTRESS
ARCHITECTS



JCAR: Detention Center Project

- ◊ All Pre-Cast walls and cells for this project have been set
- ◊ Security contractor is installing doors and sliders in new inmate housing areas
- ◊ Slabs for the male housing expansion, the new sally port, and the new administrative wing will be completed soon
- ◊ Project is scheduled to be complete in early 2028





JCAR: Detention Center Project

JCAR:
Courthouse
Project

Underground
infrastructure going in

Foundations scheduled
to begin September 14th

Project is scheduled to be
complete October 2028

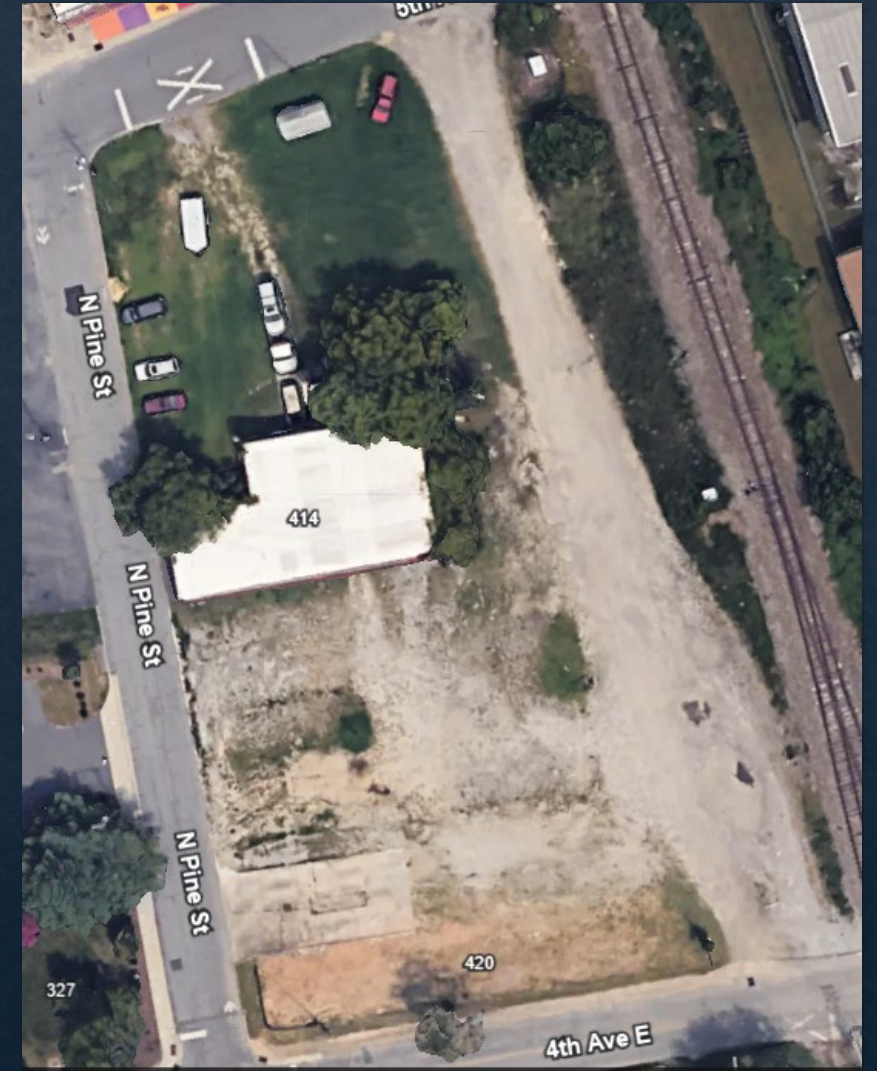
South Grove St. Parking Lot

- ◆ 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 scheduled to be complete in Fall of 2026



Youngblood Parking Lot

- ◆ Henderson County has leased the lot on the corner of North Pine St & 4th Ave E
- ◆ This project is scheduled to be complete in Fall of 2026



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 hill with a small building on top is visible under a clear sky.

Henderson County Sports Complex

Henderson County Sports Complex

- ◆ Asphalt paving of parking lots is underway
- ◆ Concrete work is ongoing
- ◆ Work on the tennis courts is underway
- ◆ Athletic Light bases and all conduit are installed, light poles are scheduled for delivery September 21st
- ◆ 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
- ◆ Interior painting and finish work are ongoing
- ◆ 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
- ◆ Programming will be underway once a contract is established
- ◆ RFQ is published for CMR for this project, committee will review submissions September 29th

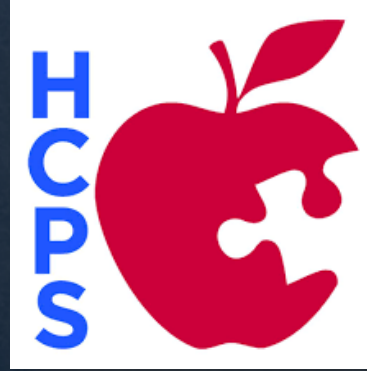


Athletics & Activities Center

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 issued 100% DD
Documents

Edifice Construction is
reviewing the DD Documents

Project is currently scheduled
for completion in Summer 2028

Thank you

Any Questions?

