REQUEST FOR BOARD ACTION

HENDERSON COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: October 21, 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

October 21, 2026

1

Blue Ridge Community College MRTS Projects

2

BRCC Facilities Building

Bids will be opened October 22nd

GMP will be presented to BOC December 7th

WGLA Engineering has completed the design of the required utilities extension. RFP is published and bids will be opened October 27th.

3



4

BRCC FY '27 Upcoming Projects:

- Spearman Building Restroom Remodel – Bids open 11/10
- Campus wide sight-lighting Phase III – Bids open 10/22
- Flat Rock Building Internal Door Replacement – Bids open 10/21
- Mechatronics Epoxy Floor – Bids open 10/21
- Sink building boiler replacement – Bids open 10/20
- Thomas Auditorium Renovation – Bids open 11/10

5

Henderson County Public Schools

MRTS Projects

6

HCPS HVAC Controls Project

Johnson Controls (JCI) has completed work at Rugby Middle School, North Henderson High School, Apple Valley Middle School, Sugarloaf Elementary and Flat Rock Middle School. and Hendersonville Middle School

JCI is currently working in West Henderson High 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

7

Atkinson Elementary HVAC Replacement

- JCI is the awarded contractor
- Pre-Construction meetings are being held to set work schedule
- Project is to change out HVAC Units that have reached end of life throughout the school.

8

Chiller Replacement Project

- JCI is the awarded contractor for this project
- Pre-Construction meetings are being held to set work schedule
- Chillers will be replaced at Clear Creek Elementary, Hendersonville Middle, & Apple Valley Middle

9

Upcoming HCPS MRTS Projects:

- Boiler Replacement Project for Sugarloaf Elementary & Dana Elementary: Bids were opened July 22nd, Boiler Masters Inc. was the awarded contractor

10

Henderson County

Capital Projects

11



12

Spartanburg Highway Medical Office Building

Construction began in January 2026

Interior painting is beginning. All Plumbing and HVAC have been completed and inspected.

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

13

Spartanburg Highway MOB



14


Spartanburg Highway MOB Progress

15


Mills River Medical Office Building
May 2026
100% CD Documents issued
September 2026
BOC approved GMP
December 2026
Construction Mobilization

16


UNC
HEALTH
Pardee
Pardee Rx Pharmacy
Mills River Medical Office Building

17


Henderson County
JCAR
Project
HENDERSON COUNTY COURTHOUSE
January 23, 2025
HENDERSON COUNTY JUDICIAL CENTER
PERSPECTIVES
North-West Corner View
FENTRESS

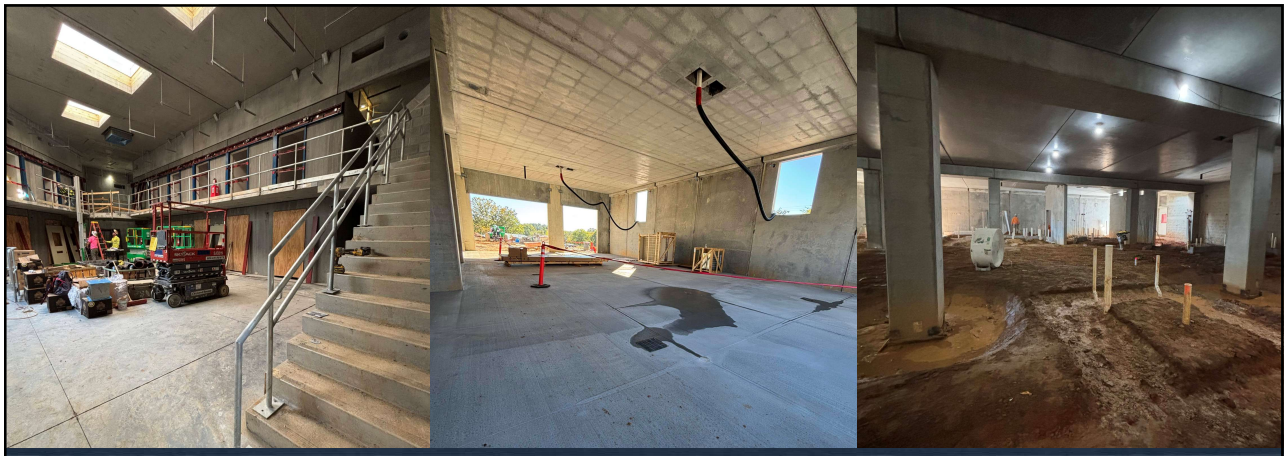
18

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 have been completed
- Project is scheduled to be complete in early 2028



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JCAR: Detention Center Project

20

JCAR: Courthouse Project

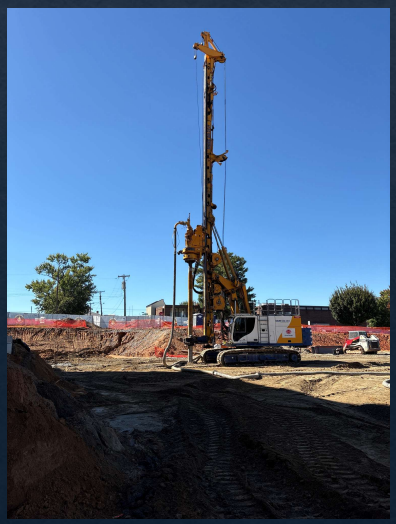
- Underground infrastructure is in place
- Deep foundations have been placed
- Project is scheduled to be complete October 2028

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JCAR: Courthouse



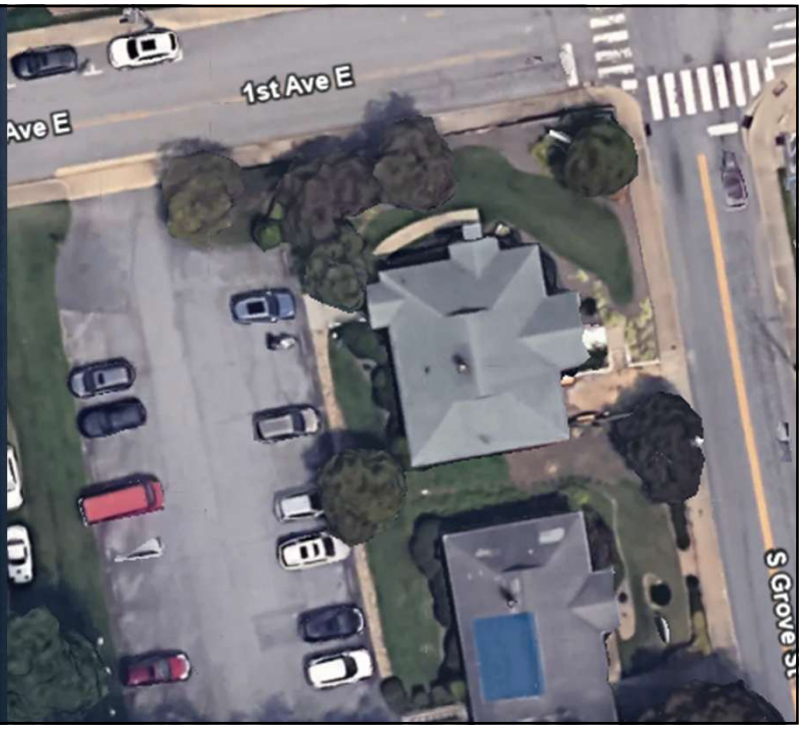




22

South Grove St. Parking Lot

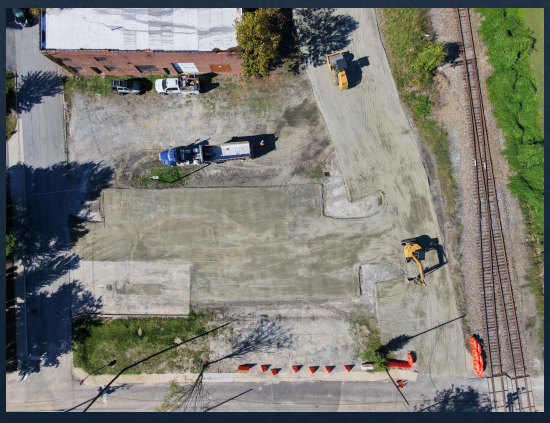
- WGLA Engineering is under contract to design expanded parking at the corner of 1st Ave E & South Grove St.
- Building demolition began October 12th
- Lot will yield 41 Spaces when complete
- Project is scheduled to be complete in Fall of 2026



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Youngblood Parking Lot

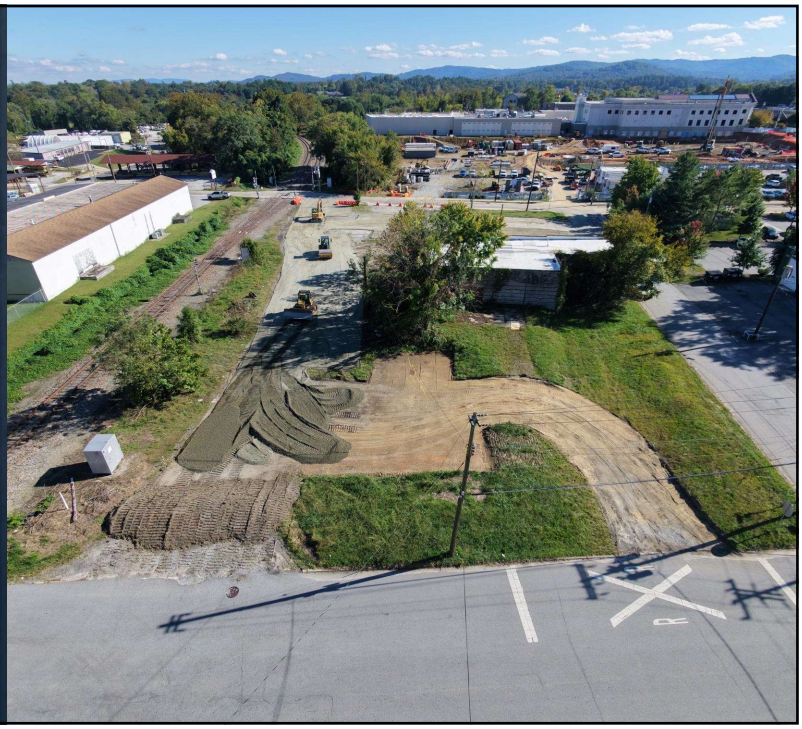




24

Youngblood Parking Lot

- Austin Construction Company was the contractor on this project
- Work included placing new gravel base per engineered plan, concrete parking stops, and striping parking places



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Henderson County Sports Complex

- Asphalt paving of parking lots is underway.
- Concrete work is ongoing.
- Sod has been placed on the softball field
- Site landscaping in ongoing
- Tennis courts have been painted and lined.
- Athletic Light Poles have been set as of October 19th

27



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Sports Complex Restroom Facilities

- Ryse Construction began construction on the three restroom buildings June 3rd
- This project is now complete
- Ryse completed on time and under budget

RYSE CONSTRUCTION

HENDERSON COUNTY SPORTS COMPLEX

29

Berkeley Park Baseball Field

- Michael Graves Architects is the selected architect
- Programming is underway
- RFQ Selection Committee's recommendation for CMR on this project given to the BOC 10/21



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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

Exterior work on the entry ways is now complete



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Henderson County Public Schools Bus Garage



32



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HCPS Bus Garage

- LS3P has issued 100% DD Documents
- Edifice Construction has provided a DD Deliverable for this project.
- Project is currently scheduled for completion in Summer 2028

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HCPS Bus Garage DD Deliverable

EDIFICE CONSTRUCTION

Henderson County PS Bus Garage
Henderson County
Flat Rock, NC

DD + VE Budget
Summary and Clarifications
10/6/2026

Cost Summary	Sitework	Main Building (19,576 sf)	Fuel Station	Project Total
Cost of Construction	$ 3,445,341	$ 7,402,455	$ 665,050	$ 11,512,847
Accepted SD VE				Included above
Accepted DD VE				$ (37,467)
Construction Total				**$ 11,475,380**
Preconstruction Agreement				$ 78,000
Project Total				**$ 11,553,380**

Allowances - Included in Estimate

1	Site Unsuitables Allowance	$ 150,000
2	Code Required Landscaping	$ 25,000
3	BDA System	$ 39,042
4	Tap and Impact Fees	$ 56,753
5	Demo Existing Fuel Tanks and Pumps	$ 65,000

Alternates - Not included in Estimate

1	Larger Communication Tower location closer to building	$ (20,928)	Rejected	Upgrading radios ilo tower

Clarifications

1. DD Budget Estimate is based on Design Development documents provided by LS3P dated 8/21/26
2. Getotechnical Report dated 8/18/26 included
3. Takeoff and pricing is based on a single story PEMB structure of 19,576sf of conditioned space
4. Payment and Performance Bond included
5. Material testing and special inspections are included
6. Third party building commissioning not included
7. Survey and testing for mold, asbestos, lead, hazardous material, pipe residuals not included
8. A Design Contingency is included at 3%. An escalation contingencies is included at 2%
9. A Construction Contingency is included at 3%
10. An Unsuitable Soils allowance is included
11. Pricing is based on an assumed adequate water supply for domestic and fire water services to the building
12. Hardner densifier included for all bay slabs
13. Code required signage only is included for the interior of the building. GC includes exterior building mounted signage
14. An allowance for the Fuel Station is included based on (2) 10,000 gallon diesel tanks, (1) 5,000gal gas tank, and (3) pump stations.
15. No fluid distribution infrastructure or storage tanks are included - by owner
16. The air compressor and air dryer is assumed by owner - GC to make final connection to equipment provided
17. A dry sprinkler system is included for the covered Wash Bay and Wrecker Parking
18. All gas piping and connections are included from a gas meter provided by others
19. Site light poles and bases are not included. All conduit infrastructure for site lighting is included
20. Low voltage, security, cameras, and access control raceways only are included
21. Structured cabling and racks are not included
22. A BDA system allowance is included
23. Generator not included
24. Base bid pricing included (2) 2" conduits to communications tower location at main entry to property, 8' black vinyl chain link fencing, and stone
25. Foundations and aggregate piers for communications tower are not included
26. Dumpster enclosure or gates not included

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Thank you

Any Questions?

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