

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
WEDNESDAY, OCTOBER 21, 2015

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:00 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Tommy Thompson, Vice-Chairman Charlie Messer, Commissioner Grady Hawkins, Commissioner Mike Edney, Commissioner William Lapsley, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, Attorney Russ Burrell and Clerk to the Board Teresa Wilson.

Also present were: Management Assistant Megan Powell, Director of Business and County Development John Mitchell, Finance Director Carey McLelland, Central Services Manager Jerry Tucker, Senior Planner Autumn Radcliff, Capital Projects Manager David Berry, Captain Steve Carter, Engineer Marcus Jones, Public Health Director Steve Smith, Assessor/Tax Collector Stan Duncan, HR Director Jan Prichard, Deputy Ken McCraw as security, Assistant Engineer Natalie Berry & Environmental Programs Coordinator Rachel Kipar - videotaping.

Absent was: PIO Kathy Finotti

CALL TO ORDER/WELCOME

Chairman Thompson called the meeting to order and welcomed all in attendance.

INVOCATION

County Manager Steve Wyatt provided the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Glen Engram.

DISCUSSION/ADJUSTMENT OF CONSENT AGENDA

Commissioner Hawkins made the motion to adopt the Consent Agenda as presented. All voted in favor and the motion carried.

CONSENT AGENDA consisted of the following:

Minutes

Draft minutes were presented for board review and approval of the following meeting(s):
October 5, 2015 - regularly scheduled meeting

Tax Collector's Report

Collections Specialist Luke Small had presented the Tax Collector's Report to the Commissioners dated October 8, 2015 for information only. No action was required.

Designation of Plat Review Officers

N.C. Gen. Stat. §47-30.2 requires that all persons appointed as plat review officers be so appointed by a resolution recorded in the Register of Deeds office. "Plat review officers" insure that all plats to be recorded comply with the plat requirements set out in the General Statutes.

On September 17, 1997 this Board first adopted a plat review officer resolution and it has been revised several times since its adoption. This resolution also sets out certain other procedures that all plat review officers must follow.

The Board needs to update the list of those persons appointed as plat review officers. A proposed resolution was

DATE APPROVED: November 2, 2015

provided for the Board’s consideration in order to accomplish this update. This proposed resolution restates all other persons currently appointed as plat review officers, removes former county employees and appoints new employees from the Planning Department.

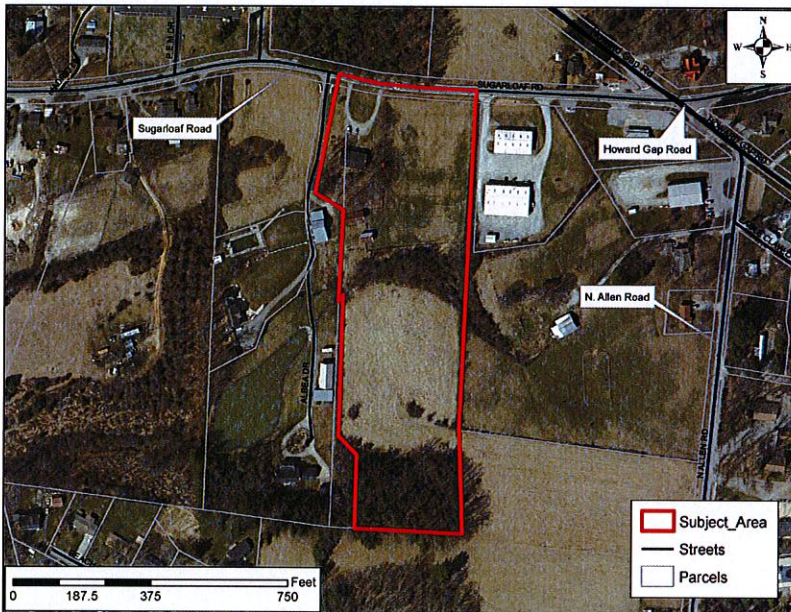
- Tina Ball
- Andy Bartley
- Brian Burgess
- Pamela Carver
- Matthew Champion
- Kyle Guie
- Jacob Hansen
- Autumn Radcliff
- Eric Warren

Motion:

I move that the Board adopts the resolution appointing a new list of plat review officers for Henderson County.

Set Public Hearing for Rezoning Application #R-2015-03 Patricia Johnson Property

Rezoning Application #R-2015-03, which was initiated on August 29, 2015 requests the County rezone approximately 9.28 acres of land (thereafter the “Subject Area”) from a Residential One (R1) zoning district to a Local Commercial (LC) zoning district. The subject area is located on Sugarloaf Road west of Piney Mountain Road.



The Henderson County Technical Review Committee recommended approval of the rezoning request at its August 18, 2015 meeting and Planning Board recommended approval of the rezoning request at its September 24, 2015 meeting.

Motion:

I move the Board schedules a public hearing for rezoning application #R-2015-03 for Wednesday, November 18, 2015, at 9:00 a.m.

Petition for addition to State Road system

Staff received a petition to add Promised Ridge Drive (The Sanctuary at Mills River) to the state road system. It has been the practice of this Board to accept road petitions and forward them to NC Department of Transportation for their review. It has also been the practice of the Board not to ask NCDOT to change the priority for roads on the paving priority list.

Staff reviewed the petition and it appears that all affected property owners or developers have signed the required petition.

Motion:

I move the Board approve the petition and direct staff to forward it to NCDOT.

Offer to purchase tax-foreclosed property

Maira Alas offered to purchase a parcel of real estate which was subjected to a tax foreclosure by the County.

The property is located on Quiet Pine Lane, and described as lots 6 and 7 of the Corn Mountain Estate subdivision., with parcel identification number 9929233 (PIN 9589190630), with a tax value of \$11,900.00. The offered price is the sum of Three Thousand Dollars (\$3,000.00).

This property was originally foreclosed by the County in 1988. No taxes have been received on the property since that time.

The Board gave provisional acceptance to this offer on September 8, 2015, subject to advertisement for upset bids. The notice of the offer and request for upset bids was published September 24, 2015, in the Hendersonville Tribune.

No upset bid was received

Under your procedures and the General Statutes, once provisional acceptance has occurred, and no upset bids are received after published notice, the matter comes back before this board for a final decision on the sale.

Motion:

I move that the Board gives final acceptance to the offer of Maira Alas to purchase the parcel described in this agenda item.

Request for use of Courtroom

Glen Enggram had requested use of the courtroom for November 14, 2015 from 3:00 – 5:00 p.m. for the Henderson County Teenage Republicans Convention. Per the Facility Use Policy the use of the Commissioners' Meeting Room (Courtroom) must be approved by the Board of Commissioners during a regularly scheduled meeting. Should the Board approve use of the Courtroom for this event, there would be a \$50 charge.

Motion:

I move the Board approves use of the Commissioners' Meeting Room (Courtroom) by Glen Enggram for the Henderson County Teenage Republican's Convention on November 14, 2015 from 3:00 - 5:00 p.m.

DISCUSSION/ADJUSTMENT OF DISCUSSION AGENDA

Commissioner Messer made the motion to approve discussion agenda as presented with a brief inclusion regarding a Resolution approved October 5 for Canine "Tex". All voted in favor and the motion carried.

Transfer of Ownership – Tex (Canine) – Sheriff's Department – approved on October 5, 2015

The Henderson County Sheriff's Office requests that the ownership of Canine Officer TEX be transferred to Deputy Crystal Riley as Canine Officer TEX is no longer able to perform his duties. A tentative agreement

between the parties has been reached to effectuate the transfer that holds Henderson County harmless for any expense or responsibility.

Canine Officer TEX has served the Henderson County Sheriff's Office for 9 years and has significantly contributed to the resolution of numerous cases. Canine Officer TEX has spent his life serving our community and agency. The Henderson County Sheriff's Office thanks Canine Officer TEX for his many years of service.

Commissioner Messer recognized Crystal Riley and the transfer of ownership of "Tex" approved at the October 5, 2015 meeting. He requested that staff send Deputy Riley a copy of the Resolution.

Nominations

Notification of Vacancy

1. Hendersonville Planning Board – 1 vac.

Chairman Thompson noted the vacancies and opened the floor for nominations.

Nominations

1. EMS Peer Review Committee – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

2. Equalization and Review, Henderson County Board of – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

3. Historic Resources Commission – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

4. Juvenile Crime Prevention Council – 6 vac.

There were no nominations at this time and this item was rolled to the next meeting.

5. Mountain Valleys Resource Conservation and Development Program – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

6. Nursing/Adult Care Home Community Advisory Committee – 4 vac.

There were no nominations at this time and this item was rolled to the next meeting.

7. Senior Volunteer Services Advisory Council – 3 vac.

There were no nominations at this time and this item was rolled to the next meeting.

8. Walk of Fame Steering Committee – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

HENDERSON COUNTY PUBLIC SCHOOLS LONG TERM CAPITAL REQUEST

At the Board's October 5, 2015 meeting, Henderson County Board of Education Chairman Ervin Bazzle presented the Board's Long Term Capital Request to the Board of Commissioners. Following that presentation, the Board scheduled Architect Chad Roberson to present a detailed analysis and justification for the request to the Board.

Henderson County Public Schools – Blue Ridge Community College – Henderson County – ClarkNexsen

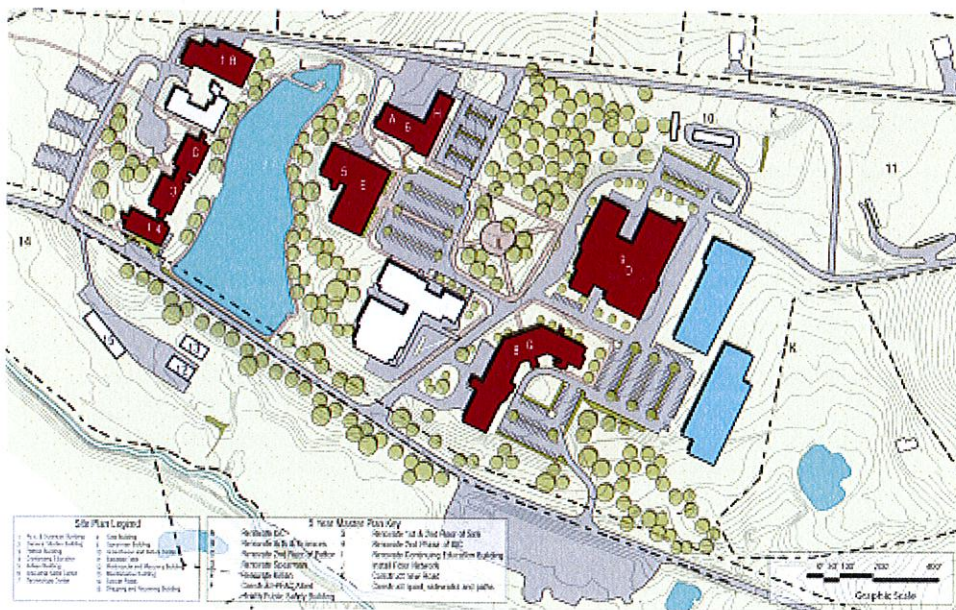
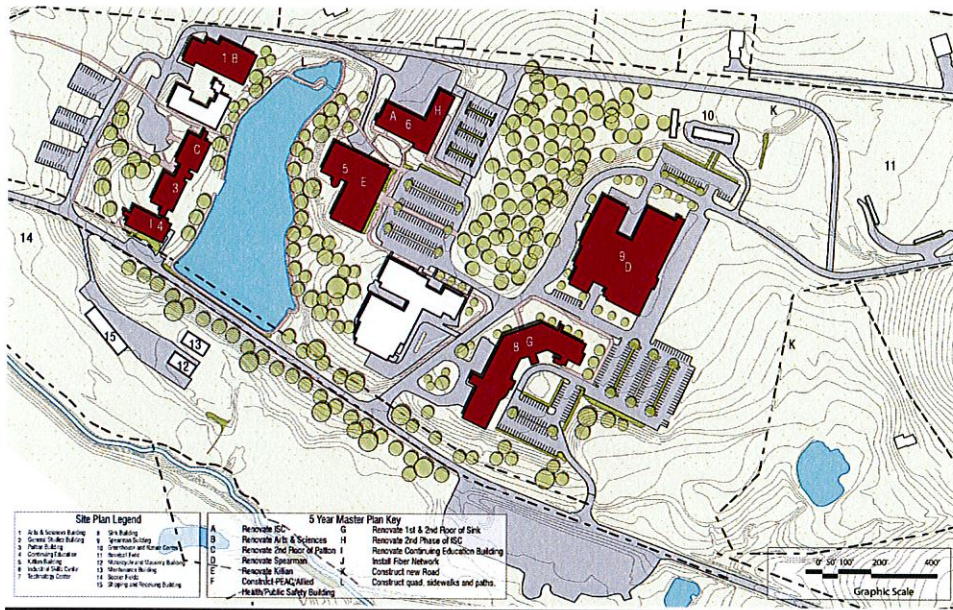
EARLY COLLEGE HIGH SCHOOL & CAREER ACADEMY

CAREER ACADEMY VISION

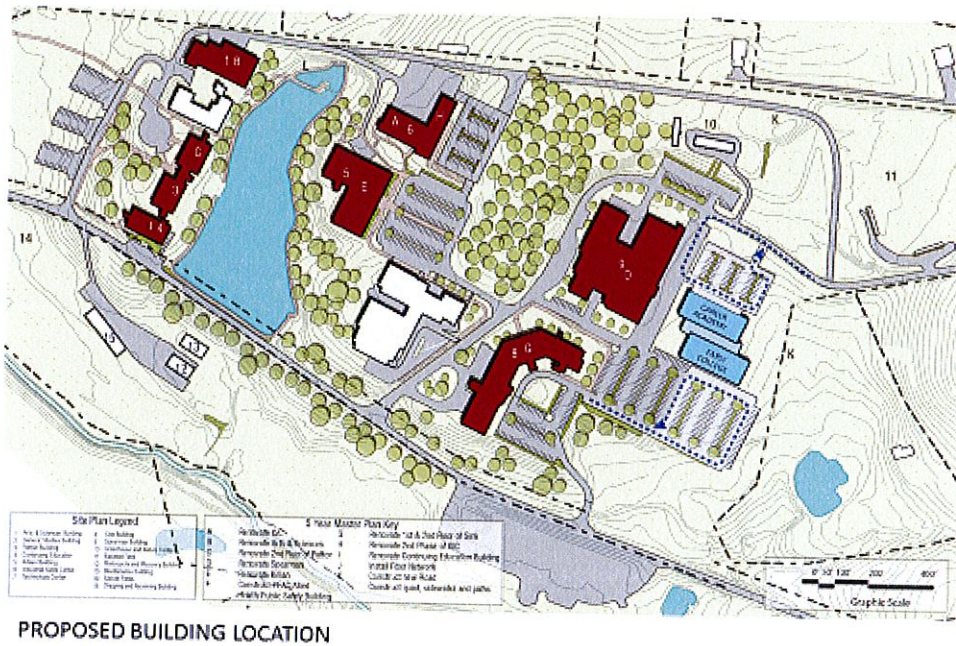
- Hands-on Career and Technical Training
- Study with highly qualified Community College Instructors
- Study in professional Community College labs
- Seamless transition: High school to Post Secondary Training

BUILDING VISION

- 250 Early College High School Students
- 250 Career Academy Students
- Separate schools sharing common spaces, including Kitchen/Dining, Multipurpose, and Media.
- Early College High School continues successful partnership with BRCC.
- Career Academy Students gain access to the instructors and facilities of the College.



CURRENT MASTER PLAN



Conceptual Budgeting - Early College High School & Career Center						
Clear and Prepare the Site	1.0	acres	@	\$ 200,000.00		\$ 200,000.00
Construct New Buildings	50,000	sf	@	\$ 198.00		\$ 9,900,000.00
Sitework	1	acres	@	\$ 200,000.00		\$ 200,000.00
Escalation-Assumed construction complete by 6/2018	25.0	month	@	.37% per month	9.250%	\$ 934,250.00
Sub total						\$ 11,234,250.00
Overhead and Profit					6.0%	\$ 674,055.00
Sub total						\$ 11,908,305.00
Bonds and insurance					1.5%	\$ 178,624.58
Grand Total Construction costs						\$ 12,086,929.58
Owner Contingency					8.0%	\$ 966,954.37
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					12.0%	\$ 1,450,431.55
Commissioning agent					1.0%	\$ 120,869.30
Furniture, fixture, equipment	50,000	sf	@	\$ 10.00		\$ 500,000.00
Technology/ Equipment						\$ 600,000.00
Total Project costs						\$ 15,725,184.79

EARLY COLLEGE HIGH SCHOOL & CAREER ACADEMY

**EDNEYVILLE ELEMENTARY - 21ST CENTURY
OVERALL GOALS:**

- Minimize length of construction
- Thoughtfully stage the work
- Maintain continuity of programs
- Minimize number of moves
- Work with existing topography
- Integrate vehicular access and parking
- Optimize program adjacencies
- Meet 21st century demands

FACILITIES – PROGRAMMING – OPTIONS - BUDGET SUMMARY

II. FEASIBILITY ANALYSIS

II-A. FEASIBILITY ANALYSIS - BUILDING

<p>A. Educational Program Adequacy - Typical size of classrooms and other functional spaces compared to the N.C. Public School Facility Guidelines.</p> <ul style="list-style-type: none"> o 85% to 100% of current guidelines = 6 o 75% to 85% of current guidelines = 3 o Less than 75% of guidelines or classrooms less than 600 sq.ft. = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<p>B. Historical or Architectural Significance</p> <ul style="list-style-type: none"> o Listed on the National Historic Register or of significant regional architectural interest = 2 o Strong local historic interest or sentiment or an example of good school design = 1 o No particular historical value or architectural interest = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<p>C. Safety and Code Compliance</p> <ul style="list-style-type: none"> o Generally meets building code requirements (1978 or 1991 code) = 4 o Needs <u>some</u> modifications in order to meet current bldg. code requirements = 2 o Needs <u>substantial</u> modifications to meet current building code requirements = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<p>D. Relationship to Other Buildings on Site (including proposed additions)</p> <ul style="list-style-type: none"> o Single building or buildings connected with enclosed corridors = 2 o Well organized campus plan, buildings connected with covered walks, interior corridors = 1 o Multiple buildings, not connected, some exterior corridors = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<hr/>	
<p>E. Handicapped Accessibility</p> <ul style="list-style-type: none"> o Generally meets state or ADA handicapped code requirements and is suitable for use by physically handicapped persons = 2 o Needs <u>some</u> modifications to meet handicapped code requirements and to be used satisfactorily by physically handicapped persons = 1 o Needs <u>substantial</u> modifications to be used satisfactorily by physically handicapped persons (e.g. elevators, lifts, new toilet rooms, etc.) = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<p>F. Physical Condition of Building - (structural, roof, exterior walls, windows, doors, interior partitions, ceilings, flooring)</p> <ul style="list-style-type: none"> o Very good condition, only minor repairs required = 4 o Moderate repairs required, some replacements (e.g., new windows or roof) = 2 o Structural problems or extensive repairs required, replacement of several systems required (new ceilings, roof, windows, exterior wall repair, moving interior partitions, etc) = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<p>G. Mechanical and Electrical Systems - (plumbing, heating, air conditioning, electrical service, lighting, telecommunications, fire alarm, computer)</p> <ul style="list-style-type: none"> o Good plumbing, central heating and air conditioning; safe, efficient electrical service and lighting; operable fire alarm and telecommunications = 4 o Moderate repairs and some replacements required (example: may need new air conditioning or lighting, but plumbing, heating and main electrical service in good condition) = 2 o Extensive repairs and/or replacement of several systems required = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<p>H. Hazardous Materials - (asbestos, lead, radon, indoor air quality)</p> <ul style="list-style-type: none"> o Asbestos and other hazardous materials either not present or stabilized = 2 o Minor problems with hazardous materials, management program in progress = 1 o Asbestos or other hazardous materials present in building requiring removal = 0 	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<p>Total score (A through H) for building</p>	<input type="text"/>

A TOTAL SCORE OF 18 OR MORE INDICATES GOOD FEASIBILITY FOR RENOVATION. A TOTAL SCORE OF 12 OR LESS INDICATES POOR FEASIBILITY FOR RENOVATION. PROCEED WITH SITE ANALYSIS.

II. FEASIBILITY ANALYSIS

II-B. FEASIBILITY ANALYSIS - SITE

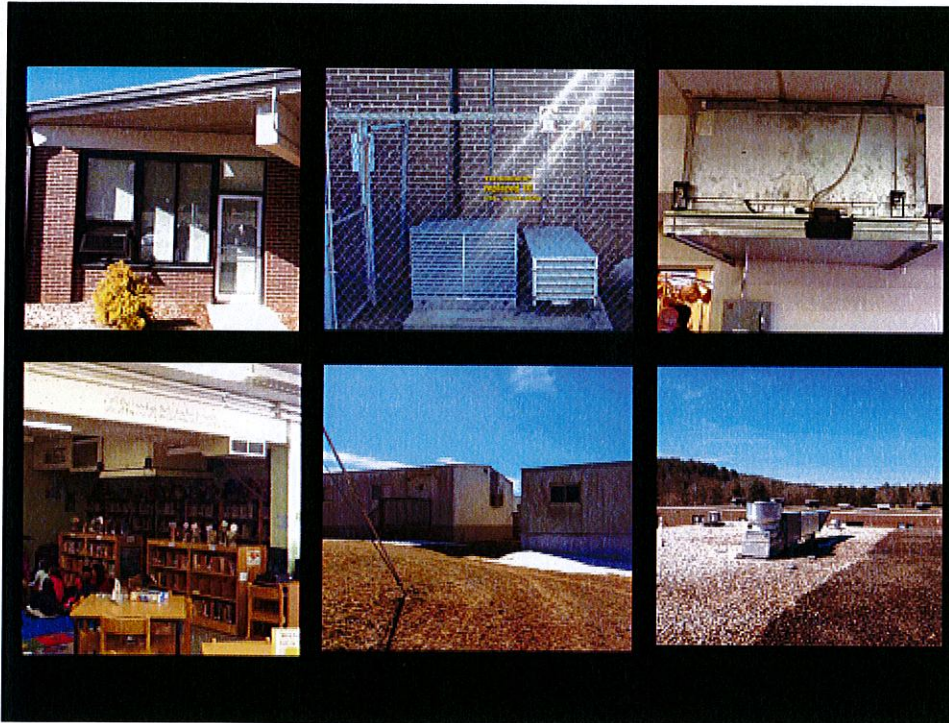
A. Site Adequacy - Size of site compared to the N.C. Public School Facility Guidelines.		
o 80% to 100% of current guidelines (or additional land available) = 2		2
o 65% to 80% of current guidelines = 1		
o Less than 65% of current guidelines = 0		
B. Location		
o Near the center of the student population served = 2		2
o Important focus of an older neighborhood, 50% or more students live in the neighborhood = 1		
o Not centrally located, most students would be bussed from other areas = 0		
C. Sewer and Water Systems		
o Municipal or county sewer and water system = 2		2
o On-site sewer, adequate for number of students, county water or good well with pressure tank = 1		
o Inadequate on-site sewer system or well = 0		
D. Parking and Traffic Control		
o Paved drives with auto and bus traffic separated, adequate parking = 2		
o Some paved drives or minor traffic conflicts, not enough parking = 1		1
o Bus and autos use same drive or children must cross drives to reach playfields or some buildings or bus and/or auto drop-off on street, limited parking = 0		
E. Playgrounds and Playfields		
o Ample, well developed playfields, gently sloping, handicapped accessible = 2		2
o Limited playfields, well developed, can be made handicapped accessible = 1		
o Very small playfields or located across a street from the school or near a busy street or on a steeply sloping site = 0		
F. Drainage		
o Good site drainage, no problems = 2		
o Some minor drainage problems, can be corrected economically = 1		1
o Drainage problems, standing water on site, would be costly to correct, or in flood plain = 0		
G. Environmental Problems		
o No environmental problems = 2		
o Minor problems or possibility of minor leaks = 1		1
o Leaking fuel tank or contaminated well or problems with sewer system discharge or standing water under building or other major problem = 0		
Total score (A through G) for site		11

A TOTAL SCORE OF 10 OR MORE INDICATES GOOD SITE FEASIBILITY. A TOTAL SCORE OF 7 OR LESS INDICATES POOR SITE FEASIBILITY.

IF BUILDING FEASIBILITY SCORE IS 18 OR MORE AND SITE FEASIBILITY SCORE IS 10 OR MORE, NO FURTHER ANALYSIS IS REQUIRED (UNLESS YOU CHOOSE TO DO SO). REPLACEMENT OF THESE BUILDINGS SHOULD NOT NORMALLY BE CONSIDERED.

IF BUILDING FEASIBILITY SCORE IS 12 OR LESS AND/OR SITE FEASIBILITY SCORE IS 7 OR LESS, NO FURTHER ANALYSIS IS REQUIRED (UNLESS YOU CHOOSE TO DO SO). REPLACEMENT OF THESE BUILDINGS SHOULD BE CONSIDERED.

PROCEED WITH COST ANALYSIS FOR BUILDINGS WHERE RENOVATION OR REPLACEMENT IS NOT CLEARLY INDICATED BY THE FEASIBILITY STUDY.



PROGRAMMING

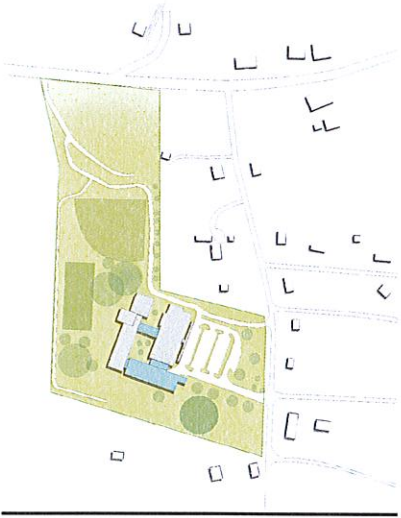
Highlights

1. Existing Media Center: 3,500sf. DPI Recommends: 5,000sf.
2. DPI recommends a 2x larger Administration Area.
3. DPI recommends a 2x larger Guidance / Student Support Department.
4. DPI recommends 4x the Staff Support Spaces.

OPTION 1 – RENOVATION

- Develop a combination of Renovated and New buildings.
- Address all site, program, physical, and code deficiencies.
- Renovate site, exterior, interior, and Mechanical, Electrical and Plumbing systems.

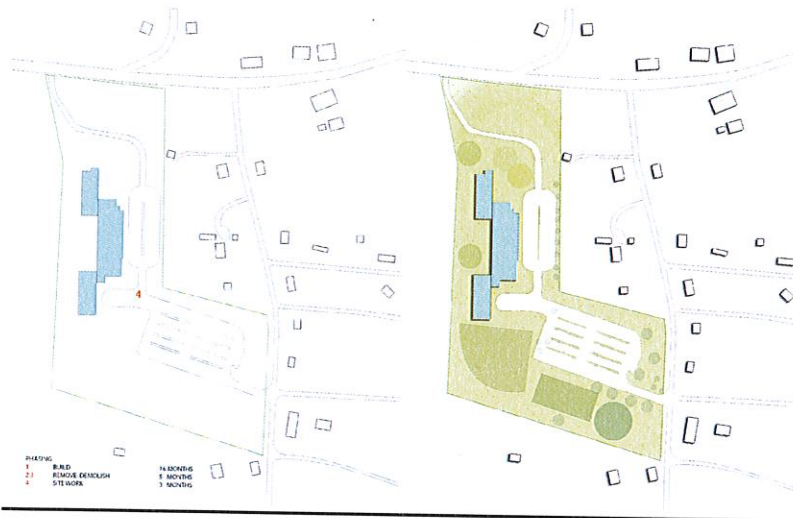




OPTION 2 – NEW

- Develop a brand new school.
- Fit the school within the existing site, allowing for the entire school to be built at once.





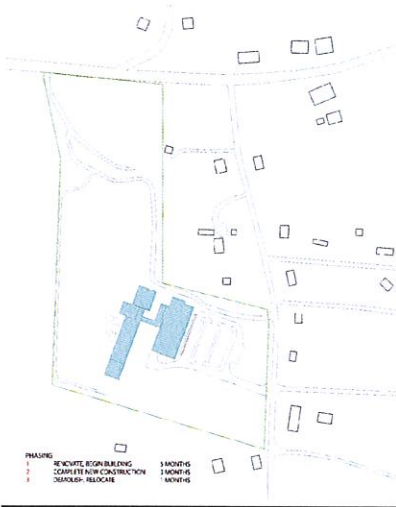
OPTION 3 – RENOVATION

- Renovate existing building to extend life of building an additional 15-20 years.

Scope of Work

- New roofing system.
- All new mechanical systems.
- Partially update electrical systems.
- Addition to media center to increase size to meet DPI standards.
- Build 4600sf of permanent classrooms to replace ‘Learning Classrooms’.
- Replace exterior windows and repair sills.
- Address site drainage.
- Construct new connector between buildings to provide accessibility.
- Update egress door hardware
- Update toilet rooms to meet ADA.





Budget Summary

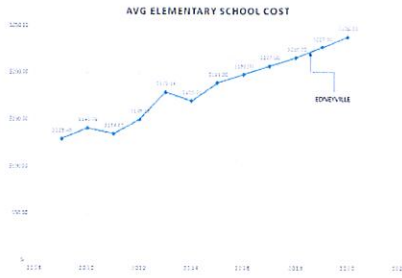
Avg. Cost of All School Construction in 2009 ---\$127.92*

Avg. Cost of All School Construction in 2014 --- \$203.00*

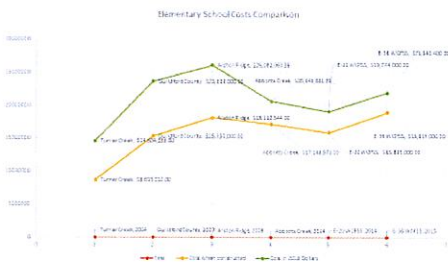
Avg. Cost of All School Construction in 2018--- \$????

Represents an increase of 60% increase in 5 years, 12% per year, or \$75.00/sf cost increase on average

*Information obtained from NCDPI



Avg cost of an elementary school will jump over 80% from 2009-2020



Conceptual Budgeting Summary Sheet - Edneyville Elementary					
					Cost/sf
Option 1					
Grand Total Construction Costs	\$ 17,184,783.89		85,000	sf	\$ 202.17
Overall Project Costs	\$ 22,243,588.51				
Length of Project	39 months				
Option 2					
Grand Total Construction Costs	\$ 18,791,387.08		85,000	sf	\$ 221.08
Overall Project Costs	\$ 24,187,578.37				
Length of Project	24 months				
Option 3					
Grand Total Construction Costs	\$ 7,189,513.98		76,427	sf	\$ 94.07
Overall Project Costs	\$ 9,303,577.90				
Length of Project	9 months				

OPTION 1 – CONCEPTUAL BUDGETING DETAIL

Conceptual Budgeting - Option 1 - Edneyville Elementary					
Phase 1 - Construct New Buildings	23,173	sf	@	\$ 168.00	\$ 3,893,064.00
Escalation-Assumed construction complete by 8/2017	18	month	@	.33% per month	5.940% \$ 231,248.00
Phase 2 - Install Modular School	1	Village	@	\$ 682,146.67	\$ 682,146.67
Phase 3 - Relocate	3	months			
Phase 4 - Renovate Existing Buildings	61,827	sf	@	\$ 160.00	\$ 9,892,320.00
Escalation-Assumed construction complete by 4/2019	36.5	month	@	.33% per month	12.045% \$ 1,273,694.51
Phase 5 - Relocate	3	months			
Sub total					\$ 15,972,473.18
Overhead and Profit				6.0%	\$ 958,348.39
Sub total					\$ 16,930,821.57
Bonds and insurance				1.5%	\$ 253,962.32
Grand Total Construction costs					\$ 17,184,783.89
Owner Contingency				8.0%	\$ 1,374,782.71
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)				12.0%	\$ 2,062,174.07
Commissioning agent				1.0%	\$ 171,847.84
Furniture, fixture, equipment	85,000	sf	@	\$ 10.00	\$ 850,000.00
Technology/ Equipment					\$ 600,000.00
Total Project costs					\$ 22,243,588.51


OPTION 2 – CONCEPTUAL BUDGETING DETAIL

Conceptual Budgeting - Option 2 - Edneyville Elementary					
Phase 1 - Clear and Prepare the Site	6.0	acres	@	\$ 100,000.00	\$ 600,000.00
Phase 1 - Construct New Buildings	85,000	sf	@	\$ 168.00	\$ 14,280,000.00
Phase 2 - Relocate	3	months			
Phase 3 - Demolish Existing Buildings	64,000	sf	@	\$ 7.00	\$ 448,000.00
Phase 4 - Sitework	6.0	acres	@	\$ 150,000.00	\$ 900,000.00
Escalation-Assumed construction complete by 8/2018	24	month	@	.33% per month	7.920% \$ 1,237,737.60
Sub total					\$ 17,465,737.60
Overhead and Profit				6.0%	\$ 1,047,944.26
Sub total					\$ 18,513,681.86
Bonds and insurance				1.5%	\$ 277,705.23
Grand Total Construction costs					\$ 18,791,387.08
Owner Contingency				8.0%	\$ 1,503,310.97
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)				12.0%	\$ 2,254,966.45
Commissioning agent				1.0%	\$ 187,913.87
Furniture, fixture, equipment	85,000	sf	@	\$ 10.00	\$ 850,000.00
Technology/ Equipment					\$ 600,000.00
Total Project costs					\$ 24,187,578.37

OPTION 3 – CONCEPTUAL BUDGETING DETAIL

Conceptual Budgeting - Option 3 - Edneyville Elementary					
1 - Construct New Connector, Addition to Media Center, and Classrooms	8,100 sf	@	\$ 168.00		\$ 1,360,800.00
2 - Renovate Existing Building and Site (68,327sf)	1 ls	@	\$ 5,184,650.70		\$ 5,184,650.70
3 - Escalation-Assumed construction complete by 2/2017	8/month	@	.33% per month	2.640%	\$ 136,874.78
Sub total					\$ 6,682,325.48
Overhead and Profit					6.0% \$ 400,939.53
Sub total					\$ 7,083,265.01
Bonds and insurance					1.5% \$ 106,248.98
Grand Total Construction costs					\$ 7,189,513.98
Owner Contingency					15.0% \$ 1,078,427.10
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					12.0% \$ 862,741.68
Commissioning agent					1.0% \$ 71,895.14
Furniture, fixture, equipment					8,100 sf @ \$ 10.00 \$ 81,000.00
Technology/ Equipment					\$ 20,000.00
Total Project costs					\$ 9,303,577.90

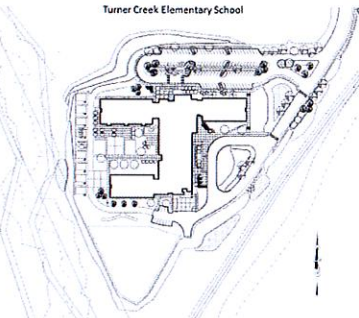
Turner Creek Elementary School




April 2004	
Capacity	750/950
Cost 2004	\$8,693,910
Cost 2018	\$14,604,256**
sf	83,978

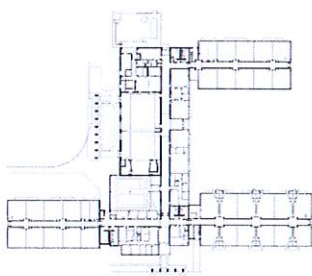
** This school today would have to be upgraded to meet the Energy Code

Turner Creek Elementary School






Turner Creek Elementary School

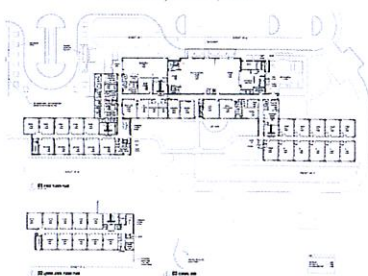


Guilford County Elementary School

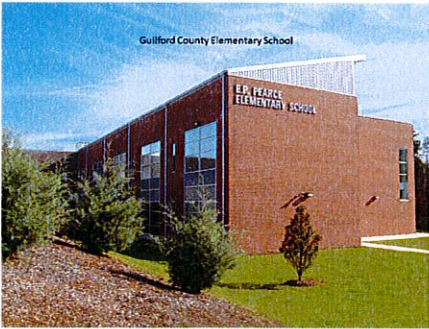


July 2007	
Capacity	750/950
Cost 2007	\$15,350,000
Cost 2018	\$23,636,000
sf	87,000


Guilford County Elementary School



Guilford County Elementary School




Alston Ridge Elementary School



April 2009	
Capacity	810/900
Cost 2009	\$18,112,544
Cost 2018	\$26,082,063
sf	103,806

Abbotts Creek Elementary School



April 2014	
Capacity	800/900
Cost 2014	\$17,148,573
Cost 2018	\$20,646,881
sf	112,876

EDNEYVILLE ELEMENTARY 21ST CENTURY

II. FEASIBILITY ANALYSIS

II-A. FEASIBILITY ANALYSIS - BUILDING

Band Building
Cafeteria Building
Classroom Building
Vocational Building
New Gym
Old Gym
Boyd Service
Boyd Showroom

A. Educational Program Adequacy - Typical size of classrooms and other functional spaces compared to the N.C. Public School Facility Guidelines.

- 85% to 100% of current guidelines = 6
- 75% to 85% of current guidelines = 3
- Less than 75% of guidelines or classrooms less than 600 sq.ft. = 0

					6	6		
3	3	3	3					
							0	0

B. Historical or Architectural Significance

- Listed on the National Historic Register or of significant regional architectural interest = 2
- Strong local historic interest or sentiment or an example of good school design = 1
- No particular historical value or architectural interest = 0

		2						
				1	1			
0	0		0				0	0

C. Safety and Code Compliance

- Generally meets building code requirements (1978 or 1991 code) = 4
- Needs some modifications in order to meet current bldg. code requirements = 2
- Needs substantial modifications to meet current building code requirements = 0

2	2		2					
		0		0	0	0	0	0

D. Relationship to Other Buildings on Site (including proposed additions)

- Single building or buildings connected with enclosed corridors = 2
- Well organized campus plan, buildings connected with covered walks, interior corridors = 1
- Multiple buildings, not connected, some exterior corridors = 0

1	1		1					
		0		0	0	0	0	0

E. Handicapped Accessibility

- Generally meets state or ADA handicapped code requirements and is suitable for use by physically handicapped persons = 2
- Needs some modifications to meet handicapped code requirements and to be used satisfactorily by physically handicapped persons = 1
- Needs substantial modifications to be used satisfactorily by physically handicapped persons (e.g. elevators, lifts, new toilet rooms, etc.) = 0

0	0	0	0	0	0	0	0	0

F. Physical Condition of Building - (structural, roof, exterior walls, windows, doors, interior partitions, ceilings, flooring)

- Very good condition, only minor repairs required = 4
- Moderate repairs required, some replacements (e.g., new windows or roof) = 2
- Structural problems or extensive repairs required, replacement of several systems required (new ceilings, roof, windows, exterior wall repair, moving interior partitions, etc.) = 0

0	0	0	0	0	0	0	0	0

G. Mechanical and Electrical Systems - (plumbing, heating, air conditioning, electrical service, lighting, telecommunications, fire alarm, computer)

- Good plumbing, central heating and air conditioning; safe, efficient electrical service and lighting; operable fire alarm and telecommunications = 4
- Moderate repairs and some replacements required (example: may need new air conditioning or lighting, but plumbing, heating and main electrical service in good condition) = 2
- Extensive repairs and/or replacement of several systems required = 0

2	2							
		0	0	0	0	0	0	0

H. Hazardous Materials - (asbestos, lead, radon, indoor air quality)

- Asbestos and other hazardous materials either not present or stabilized = 2
- Minor problems with hazardous materials, management program in progress = 1
- Asbestos or other hazardous materials present in building requiring removal = 0

Total score (A through H) for building

8	8	5	6	7	7	0	0
---	---	---	---	---	---	---	---

A TOTAL SCORE OF 18 OR MORE INDICATES GOOD FEASIBILITY FOR RENOVATION. A TOTAL SCORE OF 12 OR LESS INDICATES POOR FEASIBILITY FOR RENOVATION. PROCEED WITH SITE ANALYSIS.

II. FEASIBILITY ANALYSIS

II-B. FEASIBILITY ANALYSIS - SITE

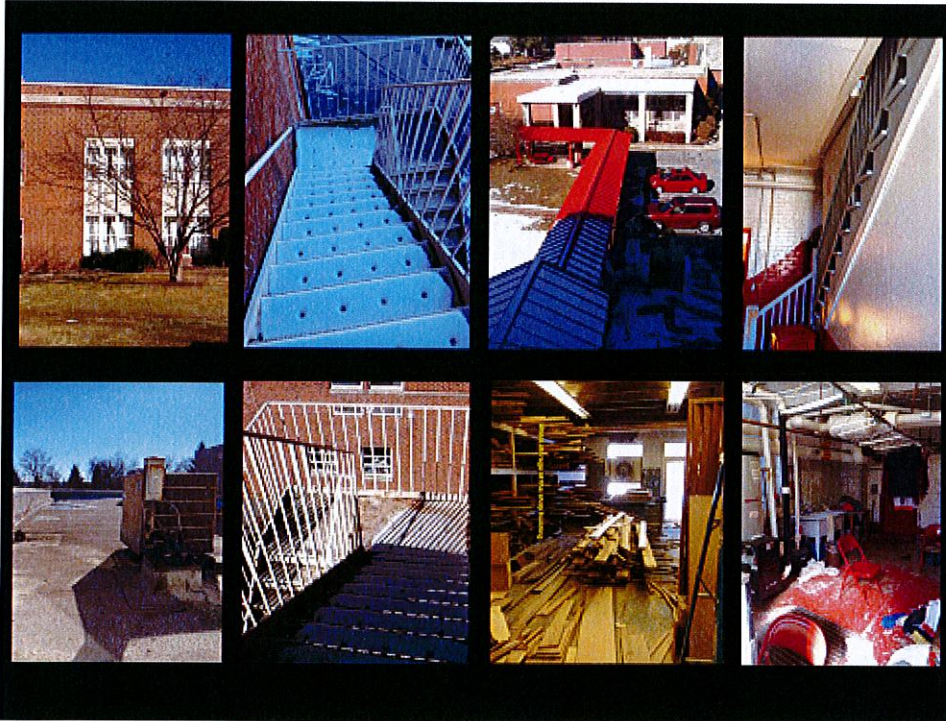
<p>A. Site Adequacy - Size of site compared to the N.C. Public School Facility Guidelines.</p> <ul style="list-style-type: none"> o 80% to 100% of current guidelines (or additional land available) = 2 o 65% to 80% of current guidelines = 1 o Less than 65% of current guidelines = 0 	<table border="1" style="border-collapse: collapse; width: 20px; height: 40px;"> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> </table>		2		
2					
<p>B. Location</p> <ul style="list-style-type: none"> o Near the center of the student population served = 2 o Important focus of an older neighborhood, 50% or more students live in the neighborhood = 1 o Not centrally located, most students would be bussed from other areas = 0 	<table border="1" style="border-collapse: collapse; width: 20px; height: 40px;"> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> </table>		2		
2					
<p>C. Sewer and Water Systems</p> <ul style="list-style-type: none"> o Municipal or county sewer and water system = 2 o On-site sewer, adequate for number of students, county water or good well with pressure tank = 1 o Inadequate on-site sewer system or well = 0 	<table border="1" style="border-collapse: collapse; width: 20px; height: 40px;"> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> </table>		2		
2					
<p>D. Parking and Traffic Control</p> <ul style="list-style-type: none"> o Paved drives with auto and bus traffic separated, adequate parking = 2 o Some paved drives or minor traffic conflicts, not enough parking = 1 o Bus and autos use same drive or children must cross drives to reach playfields or some buildings or bus and/or auto drop-off on street, limited parking = 0 	<table border="1" style="border-collapse: collapse; width: 20px; height: 40px;"> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;"> </td></tr> </table>			1	
1					
<p>E. Playgrounds and Playfields</p> <ul style="list-style-type: none"> o Ample, well developed playfields, gently sloping, handicapped accessible = 2 o Limited playfields, well developed, can be made handicapped accessible = 1 o Very small playfields or located across a street from the school or near a busy street or on a steeply sloping site = 0 	<table border="1" style="border-collapse: collapse; width: 20px; height: 40px;"> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;"> </td></tr> </table>			1	
1					
<p>F. Drainage</p> <ul style="list-style-type: none"> o Good site drainage, no problems = 2 o Some minor drainage problems, can be corrected economically = 1 o Drainage problems, standing water on site, would be costly to correct, or in flood plain = 0 	<table border="1" style="border-collapse: collapse; width: 20px; height: 40px;"> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;"> </td></tr> </table>			1	
1					
<p>G. Environmental Problems</p> <ul style="list-style-type: none"> o No environmental problems = 2 o Minor problems or possibility of minor leaks = 1 o Leaking fuel tank or contaminated well or problems with sewer system discharge or standing water under building or other major problem = 0 	<table border="1" style="border-collapse: collapse; width: 20px; height: 40px;"> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;"> </td></tr> </table>			1	
1					
<p>Total score (A through G) for site</p>	<table border="1" style="border-collapse: collapse; width: 20px; height: 20px;"> <tr><td style="text-align: center;">10</td></tr> </table>	10			
10					

A TOTAL SCORE OF 10 OR MORE INDICATES GOOD SITE FEASIBILITY. A TOTAL SCORE OF 7 OR LESS INDICATES POOR SITE FEASIBILITY .

IF BUILDING FEASIBILITY SCORE IS 18 OR MORE AND SITE FEASIBILITY SCORE IS 10 OR MORE, NO FURTHER ANALYSIS IS REQUIRED (UNLESS YOU CHOOSE TO DO SO). REPLACEMENT OF THESE BUILDINGS SHOULD NOT NORMALLY BE CONSIDERED.

IF BUILDING FEASIBILITY SCORE IS 12 OR LESS AND/OR SITE FEASIBILITY SCORE IS 7 OR LESS, NO FURTHER ANALYSIS IS REQUIRED (UNLESS YOU CHOOSE TO DO SO). REPLACEMENT OF THESE BUILDINGS SHOULD BE CONSIDERED.

PROCEED WITH COST ANALYSIS FOR BUILDINGS WHERE RENOVATION OR REPLACEMENT IS NOT CLEARLY INDICATED BY THE FEASIBILITY STUDY.



HENDERSONVILLE HIGH SCHOOL

Highlights

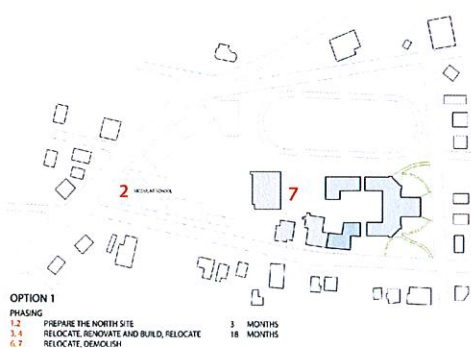
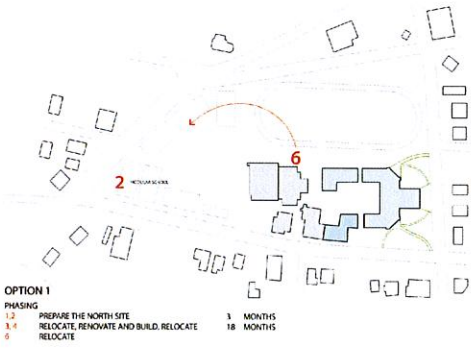
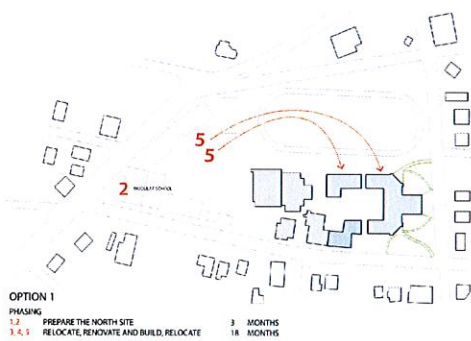
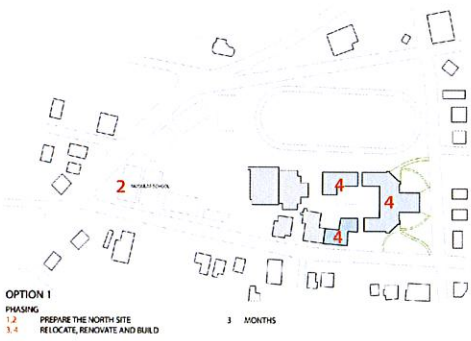
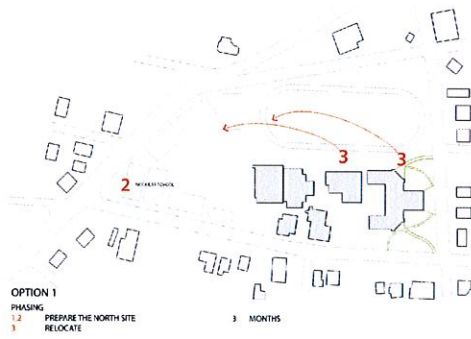
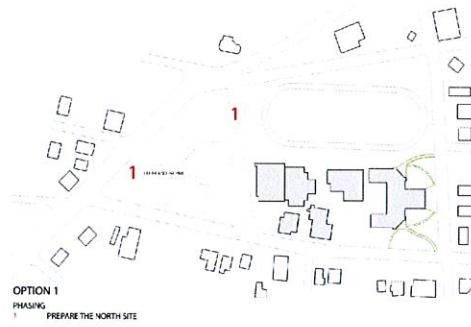
1. Existing Gross SF: 132,000sf. DPI Recommends: 150,000sf.
2. Correct # of classrooms, but they should be 25% larger.
3. Theater Arts program is 30% larger than required.
4. Existing Media Center: 2150sf. DPI Recommends: 10,000sf.
5. Physical Education Program is 50% larger than the DPI standard.
6. DPI recommends 2x the Administration Area.
7. DPI recommends a 4x larger Guidance / Student Support Department.

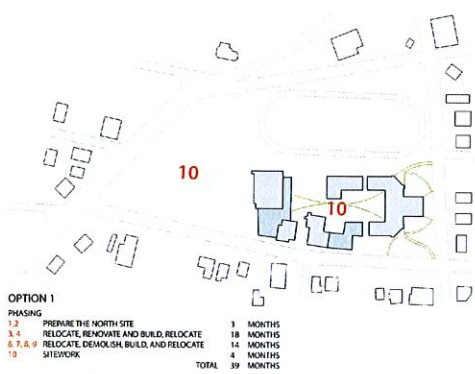
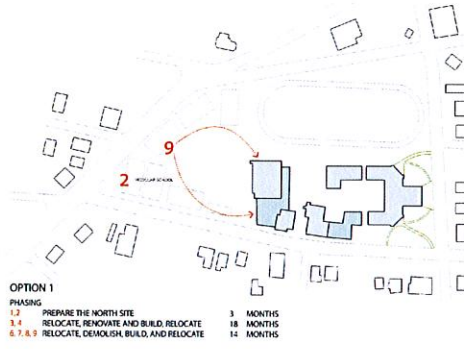
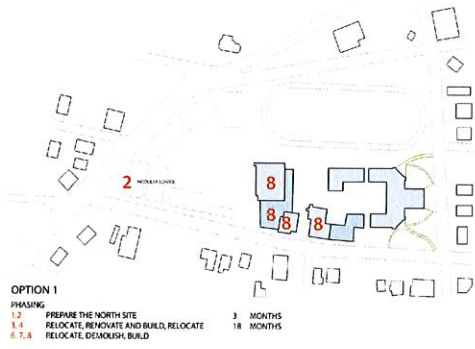
OVERALL GOALS:

- Minimize length of construction
- Thoughtfully stage the work
- Maintain continuity of programs
- Minimize number of moves
- Work with existing topography
- Maintain existing track and it's perimeter
- Integrate vehicular access and parking
- Optimize program adjacencies
- Create a beautiful campus
- Honor the existing classroom building
- Meet 21st century demands

OPTION 1- MAX/MIN

- Renovation with Maximum amount of gain with Minimal New Work
- Address Program Deficiencies
- Meet Minimum DPI Standards
- Address Physical Deficiencies of the Existing construction
- New Mechanical, Electrical and Plumbing Systems.
- Address Building Code Compliance

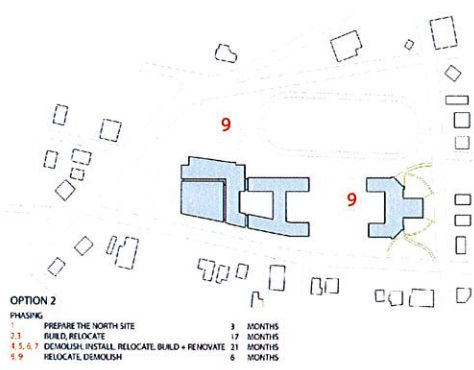
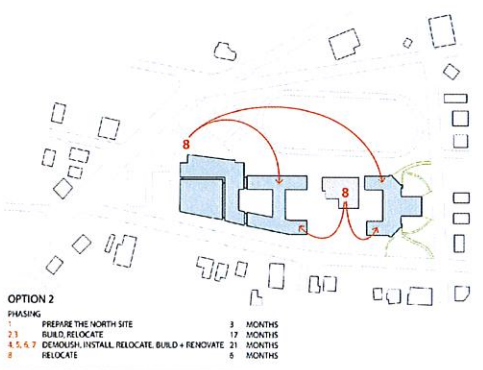
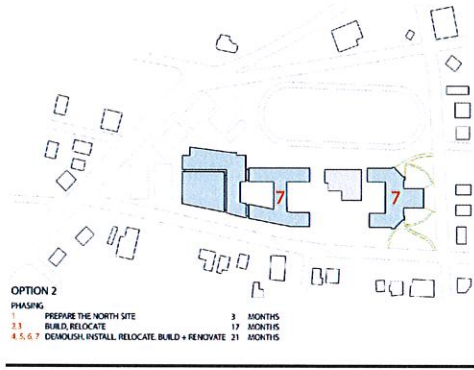
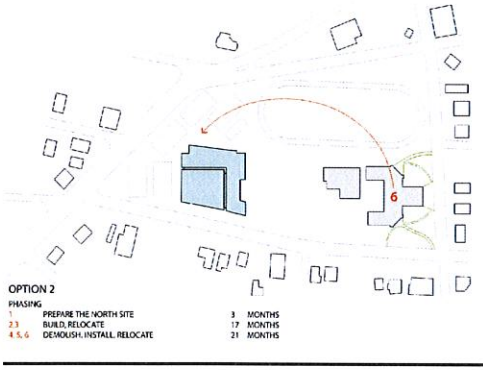
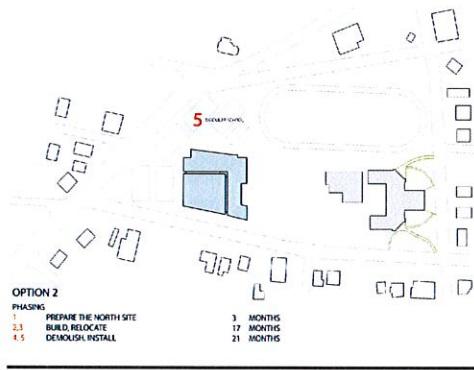
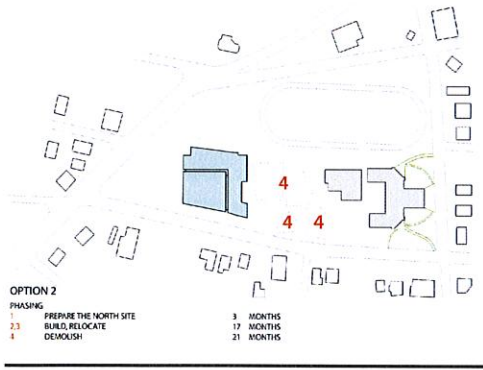
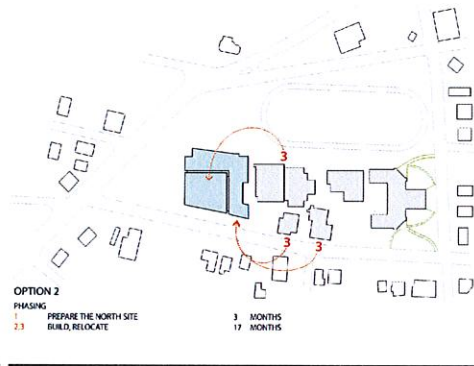
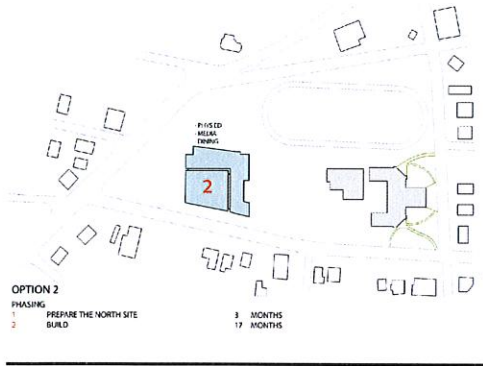


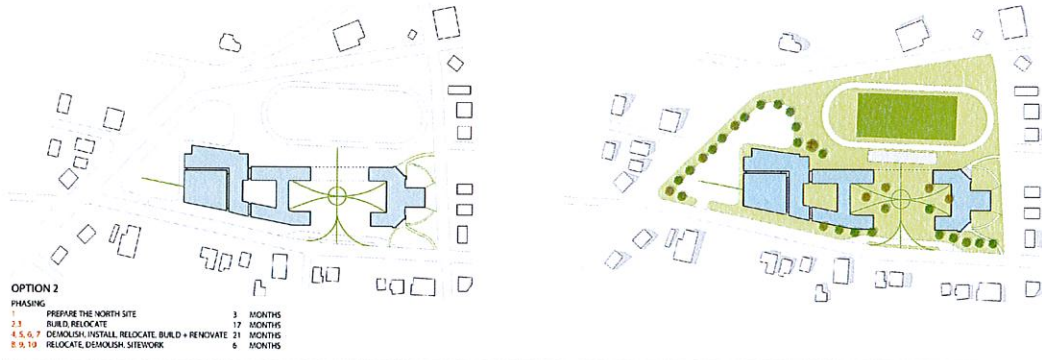


OPTION 2 – ORIGINAL AND NEW

- Keep the character of the original building, and build all else new.
- Address all program, physical, and code deficiencies.

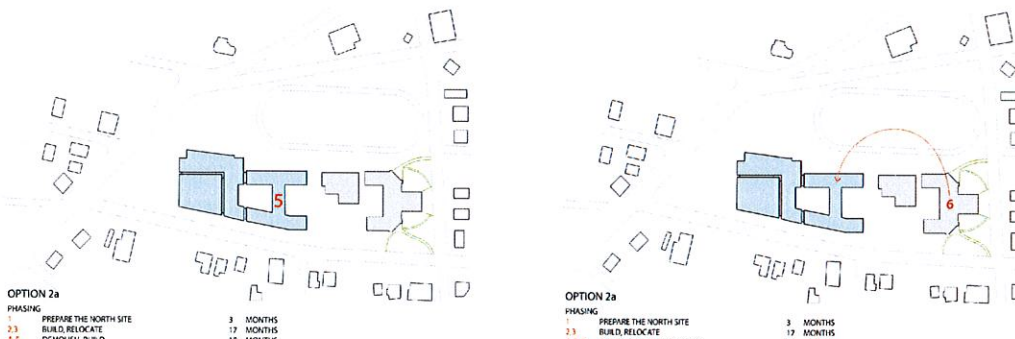
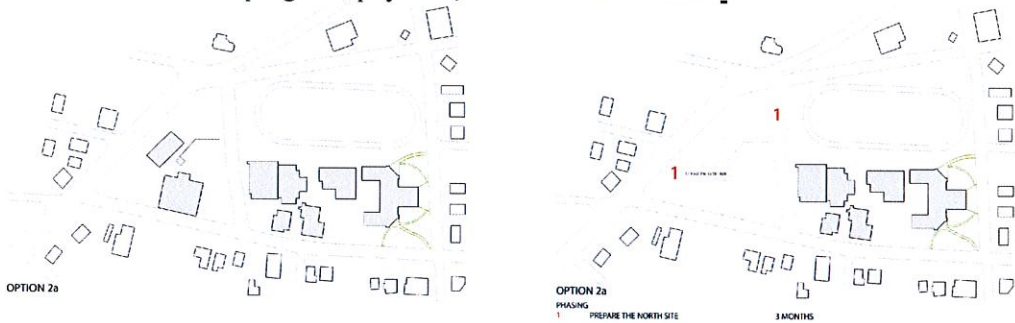


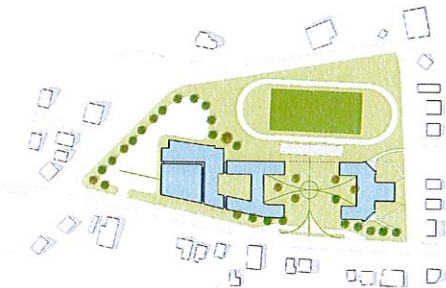
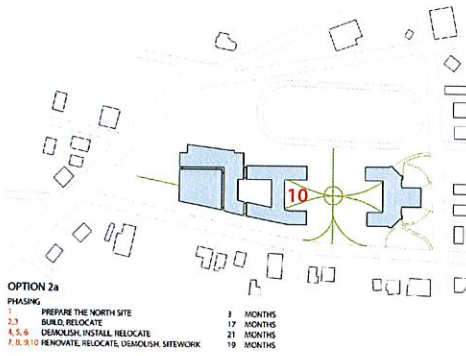
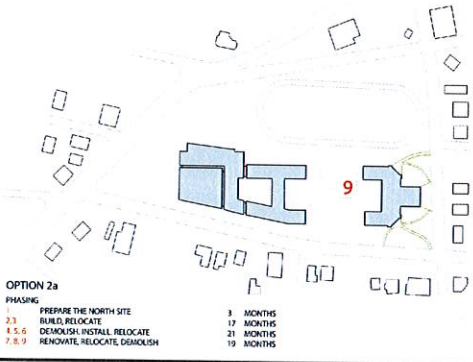
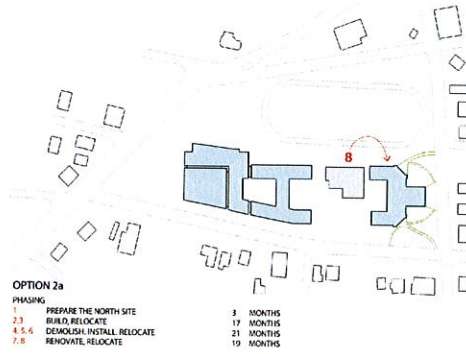
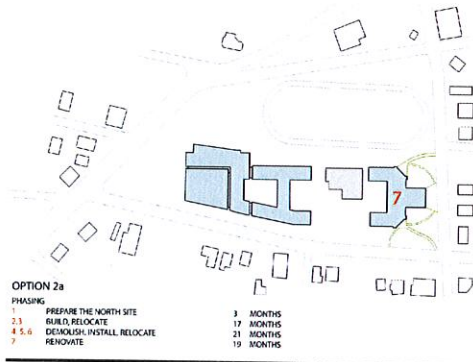




OPTION 2a – ORIGINAL AND NEW

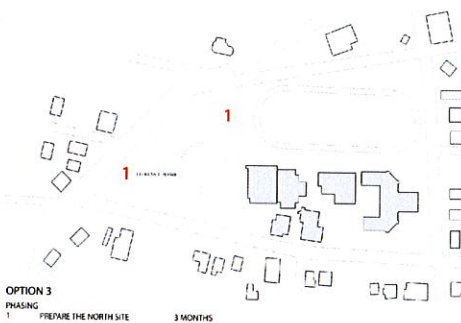
- Keep the character of the original building, and build all else new.
- Address all program, physical, and code deficiencies.

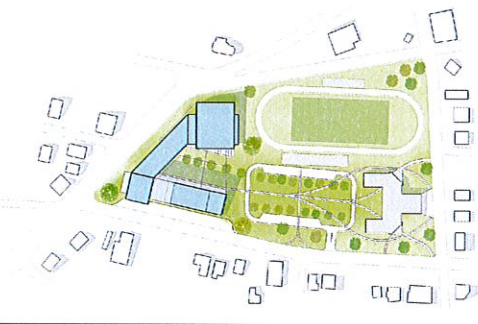
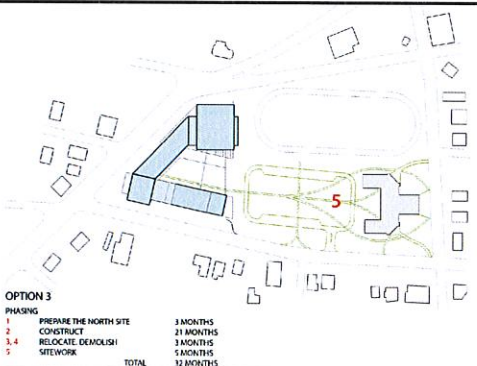
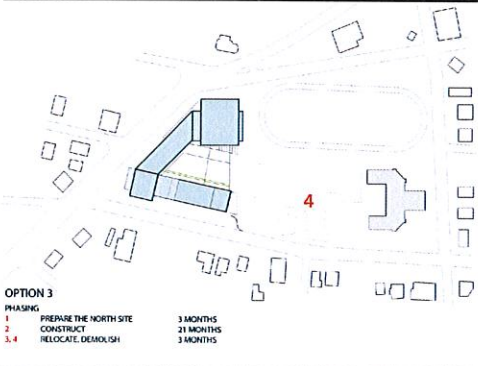
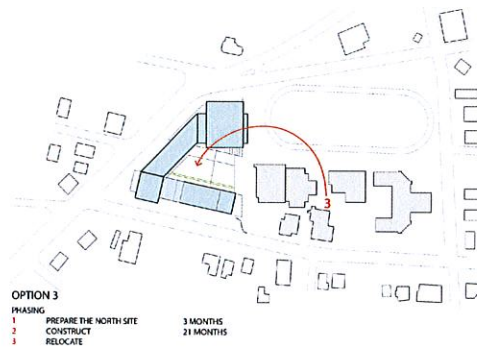
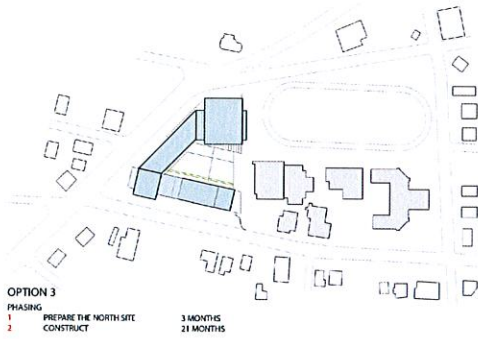




OPTION 3 – ALL NEW BUILDINGS

- Develop a brand new school.
- Fit the school within the 'Boyd Site' footprint, allowing for the entire school to be built at once.
- Suggest a future use for the original classroom building.

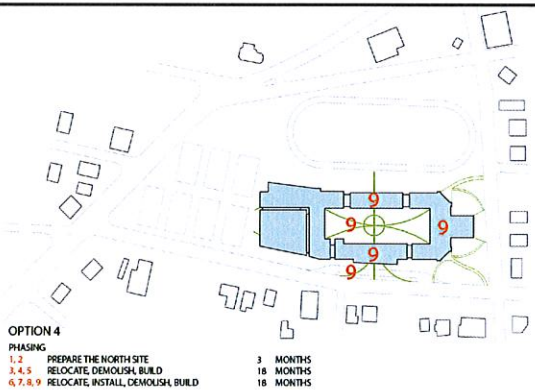
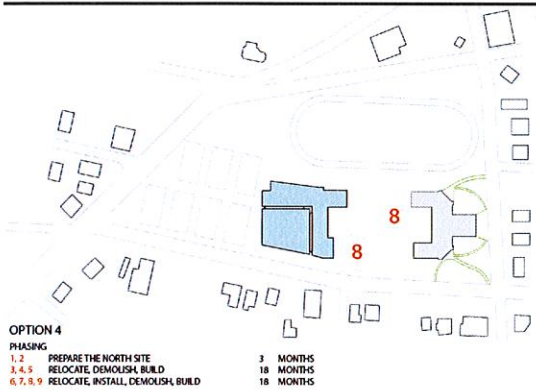
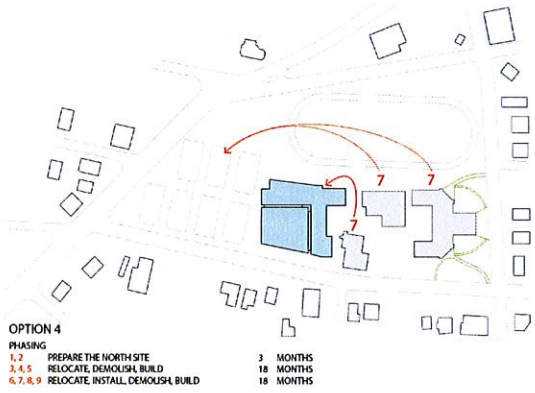
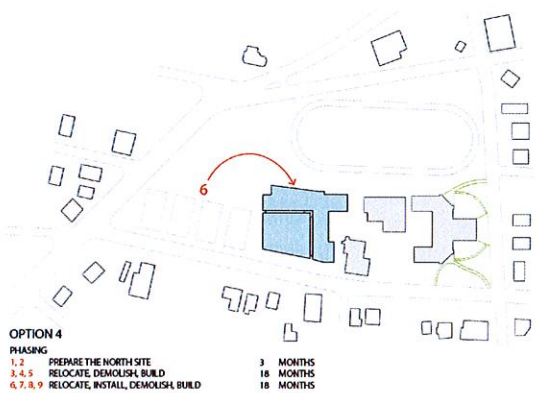
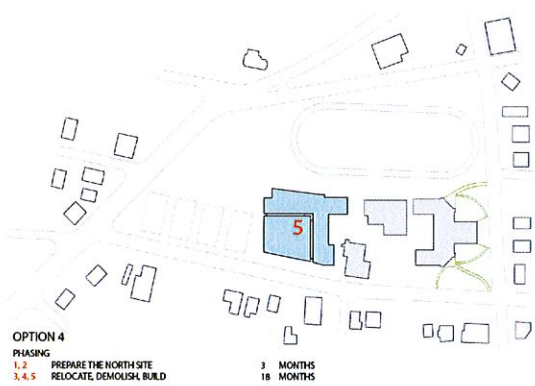
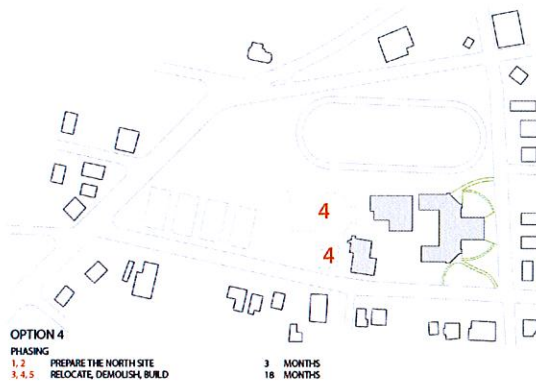
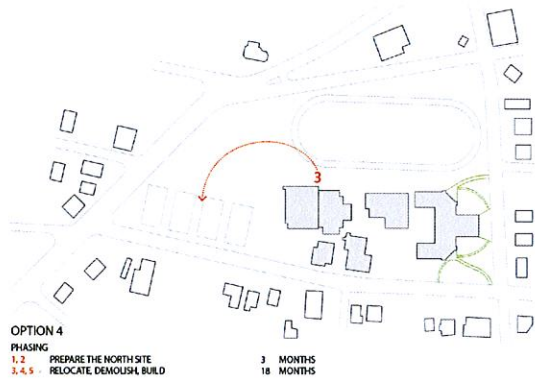




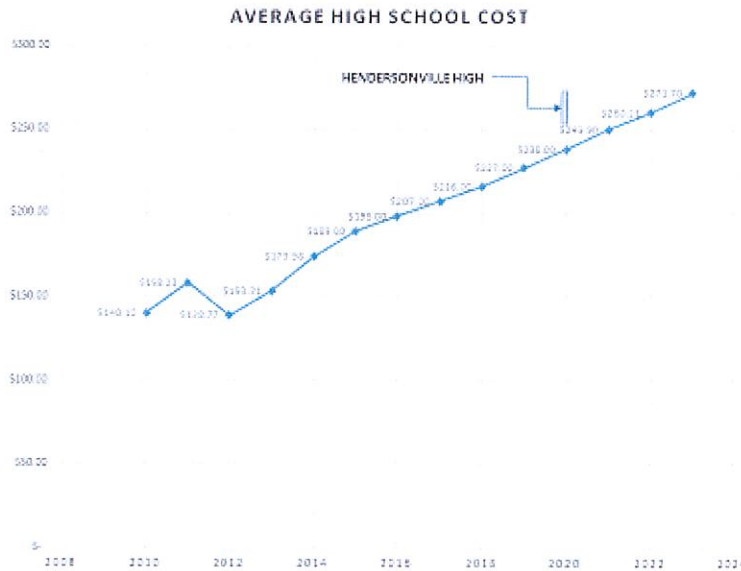
OPTION 4 – RENOVATION AND NEW

- Develop a combination of renovated and new buildings.
- Keep buildings which have character.
- Create a tighter overall campus.





Budget Summary



Avg cost of a high school school will jump over 70% from 2010-2020

Conceptual Budgeting Summary Sheet - Hendersonville High					Cost/Sf
Option 1					
Grand Total Construction Costs	\$	42,832,048.15	161,500 sf	\$	265.21
Overall Project Costs	\$	54,041,778.26			
Length of Project		39 months			
Option 2					
Grand Total Construction Costs	\$	43,364,995.38	161,500 sf	\$	268.51
Overall Project Costs	\$	52,612,694.55			
Length of Project		47 months			
Option 2a					
Grand Total Construction Costs	\$	47,132,852.16	181,500 sf	\$	259.69
Overall Project Costs	\$	57,218,765.55			
Length of Project		60 months			
Option 3					
Grand Total Construction Costs	\$	41,491,744.34	161,500 sf	\$	256.91
Overall Project Costs	\$	50,402,258.32			
Length of Project		32 months			
Option 4					
Grand Total Construction Costs	\$	44,378,356.00	161,500 sf	\$	274.79
Overall Project Costs	\$	53,808,460.08			
Length of Project		44 months			

\$4.50 Million Escalation
\$2.09 Million Modular Village
\$5.25 Million Escalation
\$0.85 Million Modular Village
\$6.51 Million Escalation
\$3.89 Million Escalation
\$5.15 Million Escalation
\$1.73 Million Modular Village

OPTION 1 – CONCEPTUAL BUDGETING - DETAIL

Conceptual Budgeting - Option 1 - Hendersonville High						
Phase 1 - Clear and Prepare the Site	3.8 acres	@	\$ 250,000.00			\$ 947,021.35
Escalation-Assumed construction complete by 5/2017	20.0 month	@	.37% per month	7.400%		\$ 70,079.58
Phase 2 - Install Modular School	1 Village	@	\$ 2,089,626.67			\$ 2,089,626.67
Escalation-Assumed construction complete by 5/2017	20.0 month	@	.37% per month	7.400%		\$ 154,632.37
Phase 3 - Relocate	2 months					
Phase 4 - Renovate Existing Buildings	77,487 sf	@	\$ 190.00			\$ 14,722,530.00
Phase 4 - Construct New Buildings	16,476 sf	@	\$ 198.00			\$ 3,262,248.00
Phase 4 - Sitework	2 acres	@	\$ 250,000.00			\$ 500,000.00
Phase 5 - Relocate	3 months					
Escalation-Assumed construction complete by 11/2018	29.0 month	@	.37% per month	10.730%		\$ 1,983,416.68
Phase 6 - Relocate	2 months					
Phase 7 - Demolish Existing Old Gym	27,120 sf	@	\$ 7.00			\$ 189,840.00
Phase 8 - Renovate Existing Buildings	34,573 sf	@	\$ 190.00			\$ 6,568,870.00
Phase 8 - Construct New Buildings	32,964 sf	@	\$ 198.00			\$ 6,526,872.00
Phase 8 - Sitework	2 acres	@	\$ 200,000.00			\$ 300,000.00
Phase 9 - Relocate	3 months					
Phase 10 - Sitework	4 acres	@	\$ 50,000.00			\$ 200,000.00
Escalation-Assumed construction complete by 5/2020	45.0 month	@	.37% per month	16.650%		\$ 2,295,299.40
Sub total						\$ 39,810,436.05
Overhead and Profit				6.0%		\$ 2,388,626.16
Sub total						\$ 42,199,062.22
Bonds and insurance				1.5%		\$ 632,985.93
Grand Total Construction costs						\$ 42,832,048.15
Owner Contingency				8.0%		\$ 3,426,563.85
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)				12.0%		\$ 5,139,845.78
Commissioning agent				1.0%		\$ 428,320.48
Furniture, fixture, equipment	161,500 sf	@	\$ 10.00			\$ 1,615,000.00
Technology/ Equipment						\$ 600,000.00
Total Project costs						\$ 54,041,778.26

OPTION 2 – CONCEPTUAL BUDGETING - DETAIL

Conceptual Budgeting - Option 2 - Hendersonville High						
Phase 1 - Clear and Prepare the Site	3.8 acres	@	\$ 300,000.00			\$ 1,136,425.62
Escalation-Assumed construction complete by 5/2017	20.0 month	@	.37% per month	7.400%		\$ 84,095.50
Phase 2 - Construct the new Phys Ed, Media, Dining Facility	58,000 sf	@	\$ 205.00			\$ 11,890,000.00
Phase 3 - Relocate	2 months					
Escalation-Assumed construction complete by 10/2018	28.5 month	@	.37% per month	10.545%		\$ 1,253,800.50
Phase 4 - Demolish Existing Buildings	61,693 sf	@	\$ 7.00			\$ 431,851.00
Phase 5 - Install Modular School	1 Village	@	\$ 852,683.33			\$ 852,683.33
Phase 6 - Relocate	2 months					
Phase 7 - Renovate Existing Building	59,487 sf	@	\$ 190.00			\$ 11,302,530.00
Phase 7 - Construct New Buildings	44,013 sf	@	\$ 194.00			\$ 8,538,522.00
Escalation-Assumed construction complete by 7/2020	47.5 month	@	.37% per month	17.575%		\$ 3,712,821.80
Phase 8 - Relocate	2 months					
Phase 9 - Demolish Existing Vocational	21,420 sf	@	\$ 7.00			\$ 149,940.00
Phase 10 - Remaining Sitework	3 acres	@	\$ 250,000.00			\$ 750,000.00
Escalation-Assumed construction complete by 1/2121	61.0 month	@	.37% per month	22.570%		\$ 203,116.46
Sub total						\$ 40,305,786.21
Overhead and Profit				6.0%		\$ 2,418,347.17
Sub total						\$ 42,724,133.38
Bonds and insurance				1.5%		\$ 640,862.00
Grand Total Construction costs						\$ 43,364,995.38
Owner Contingency				5.0%		\$ 2,168,249.77
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)				12.0%		\$ 5,203,799.45
Commissioning agent				1.0%		\$ 433,649.95
Furniture, fixture, equipment	161,500 sf	@	\$ 8.00			\$ 1,292,000.00
Technology/ Equipment						\$ 150,000.00
Total Project costs						\$ 52,612,694.55

OPTION 2A – CONCEPTUAL BUDGETING - DETAIL

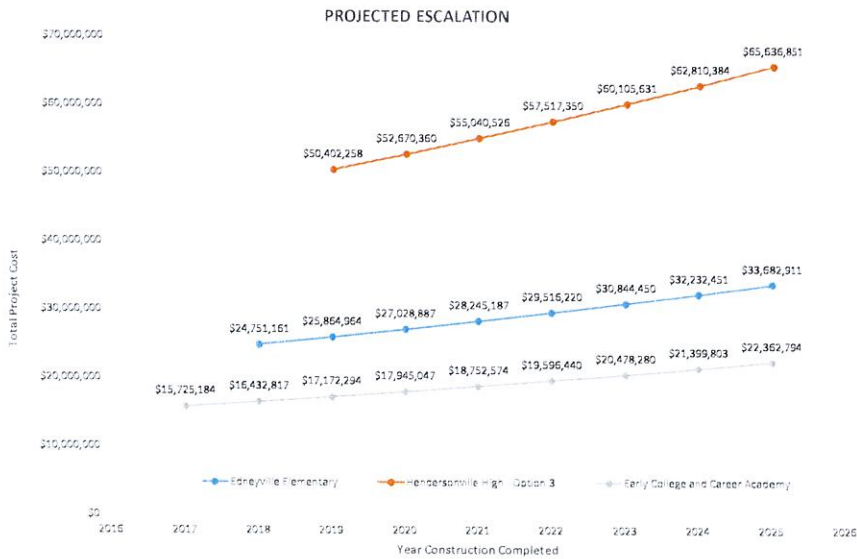
Conceptual Budgeting - Option 2a - Hendersonville High						
Phase 1 - Clear and Prepare the Site	3.8 acres	@	\$ 300,000.00			\$ 1,136,425.62
Escalation-Assumed construction complete by 5/2017	20.0 month	@	.37% per month	7.400%		\$ 84,095.50
Phase 2 - Construct the new Phys Ed, Media, Dining Facility	58,000 sf	@	\$ 205.00			\$ 11,890,000.00
Phase 3 - Relocate	2 months					
Escalation-Assumed construction complete by 10/2018	28.5 month	@	.37% per month	10.545%		\$ 1,253,800.50
Phase 4 - Demolish Existing Buildings	61,693 sf	@	\$ 7.00			\$ 431,851.00
Phase 5 - Construct New Buildings	60,000 sf	@	\$ 194.00			\$ 11,640,000.00
Phase 6 - Relocate	2 months					
Escalation-Assumed construction complete by 7/2020	47.5 month	@	.37% per month	17.575%		\$ 2,121,627.81
Phase 7 - Renovate Existing Building	59,487 sf	@	\$ 190.00			\$ 11,302,530.00
Phase 8 - Relocate	2 months					
Phase 9 - Demolish Existing Vocational	21,420 sf	@	\$ 7.00			\$ 149,940.00
Phase 10 - Remaining Sitework	3 acres	@	\$ 250,000.00			\$ 750,000.00
Escalation-Assumed construction complete by 3/2023	67.5 month	@	.37% per month	24.975%		\$ 3,047,566.88
Sub total						\$ 43,807,837.31
Overhead and Profit				6.0%		\$ 2,628,470.24
Sub total						\$ 46,436,307.55
Bonds and insurance				1.5%		\$ 696,544.61
Grand Total Construction costs						\$ 47,132,852.16
Owner Contingency				5.0%		\$ 2,356,642.61
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)				12.0%		\$ 5,655,942.26
Commissioning agent				1.0%		\$ 471,328.52
Furniture, fixture, equipment	181,500 sf	@	\$ 8.00			\$ 1,452,000.00
Technology/ Equipment						\$ 150,000.00
Total Project costs						\$ 57,218,765.55

OPTION 3 – CONCEPTUAL BUDGETING - DETAIL

Conceptual Budgeting - Option 3 - Hendersonville High						
Phase 1 - Clear and Prepare the Site	3.8 acres	@	\$ 300,000.00			\$ 1,136,425.62
Escalation-Assumed construction complete by 5/2017	20 month	@	.37% per month	7.400%		\$ 84,095.50
Phase 2 - Construct the new Facility	161,500 sf	@	\$ 198.00			\$ 31,977,000.00
Phase 2 - Sitework	4 acres	@	\$ 100,000.00			\$ 380,000.00
Escalation-Assumed construction complete by 2/2019	30.5 month	@	.37% per month	11.285%		\$ 3,608,604.45
Phase 3 - Relocate	3 months					
Phase 4 - Demolish Existing Buildings	83,113 sf	@	\$ 7.00			\$ 581,791.00
Phase 5 - Sitework	3 acres	@	\$ 200,000.00			\$ 600,000.00
Escalation-Assumed construction complete by 10/2019	45 month	@	.37% per month	16.650%		\$ 196,768.20
Sub total						\$ 38,564,684.77
Overhead and Profit				6.0%		\$ 2,313,881.09
Sub total						\$ 40,878,565.85
Bonds and insurance				1.5%		\$ 613,178.49
Grand Total Construction costs						\$ 41,491,744.34
Owner Contingency				5.0%		\$ 2,074,587.22
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)				12.0%		\$ 4,979,009.32
Commissioning agent				1.0%		\$ 414,917.44
Furniture, fixture, equipment	161,500 sf	@	\$ 8.00			\$ 1,292,000.00
Technology/ Equipment						\$ 150,000.00
Total Project costs						\$ 50,402,258.32

OPTION 4 – CONCEPTUAL BUDGETING - DETAIL

Conceptual Budgeting - Option 4 - Hendersonville High					
Phase 1 - Clear and Prepare the Site	3.8	acres	@	\$ 300,000.00	\$ 1,136,425.62
Escalation-Assumed construction complete by 5/2017	20	month	@	.37% per month	7.400% \$ 84,095.50
Phase 2 - Install Modular School	1	Village	@	\$ 1,044,813.33	\$ 1,044,813.33
Escalation-Assumed construction complete by 5/2017	20	month	@	.37% per month	7.400% \$ 77,316.19
Phase 3 - Relocate	2	months			
Phase 4 - Demolish Existing Buildings	54,373	sf	@	\$ 7.00	\$ 380,611.00
Phase 5 - Construct New Phys Ed Buildings	28,000	sf	@	\$ 205.00	\$ 5,740,000.00
Phase 5 - Construct New Buildings	32,000	sf	@	\$ 194.00	\$ 6,208,000.00
Escalation-Assumed construction complete by 11/2018	29	month	@	.37% per month	10.730% \$ 1,322,859.96
Phase 6 - Relocate	2	months			
Phase 7 - Install Modular School	1	Village	@	\$ 682,146.67	\$ 682,146.67
Phase 8 - Demolish Existing Buildings	28,740	sf	@	\$ 7.00	\$ 201,180.00
Phase 9 - Renovate Existing Building	59,487	sf	@	\$ 190.00	\$ 11,302,530.00
Phase 9 - Construct New Buildings	42,013	sf	@	\$ 194.00	\$ 8,150,522.00
Phase 9 - Sitework	2	acres	@	\$ 250,000.00	\$ 500,000.00
Phase 10 - Relocate	3	months			
Escalation-Assumed construction complete by 5/2020	47	month	@	.37% per month	17.390% \$ 3,504,820.94
Phase 11 - Remaining Sitework	3	acres	@	\$ 250,000.00	\$ 750,000.00
Escalation-Assumed construction complete by 10/2020	58.5	month	@	.37% per month	21.645% \$ 162,337.50
Sub total					\$ 41,247,658.71
Overhead and Profit					6.0% \$ 2,474,859.52
Sub total					\$ 43,722,518.23
Bonds and insurance					1.5% \$ 655,837.77
Grand Total Construction costs					\$ 44,378,356.00
Owner Contingency					5.0% \$ 2,218,917.80
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					12.0% \$ 5,325,402.72
Commissioning agent					1.0% \$ 443,783.56
Furniture, fixture, equipment	161,500	sf	@	\$ 8.00	\$ 1,292,000.00
Technology/ Equipment					\$ 150,000.00
Total Project costs					\$ 53,808,460.08



It was the consensus of the Board to wait for a decision or recommendation by the Board of Education for priorities.

Commissioner Hawkins made the motion to move forward with planning documents for the career academy.

Commissioner Lapsley called to question. The motion passed 4-1 with Commissioner Messer voting nay.

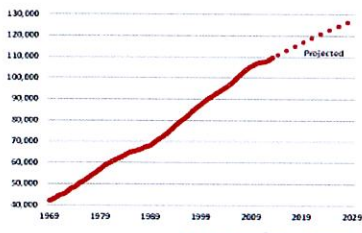
Commissioner Edney made the motion to add Edneyville and Hendersonville to the November 18th agenda for final approval. All voted in favor and the motion carried.

ECONOMIC ASSESSMENT OF HENDERSON COUNTY NC

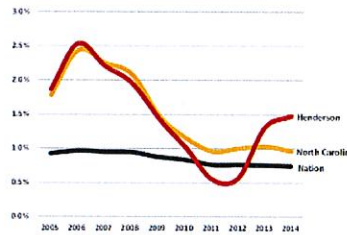
Tom Tveidt with SYNEVA Economics provided a detailed report the recently completed “Economic Assessment of Henderson County NC”. The purpose of the Report is to provide an objective analysis of the characteristics and trends of the County economy. It is designed to support knowledgeable decision making.

Demographics

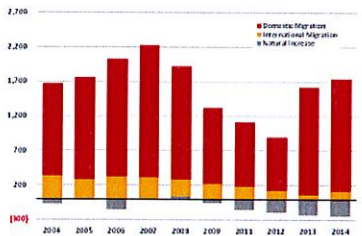
Total Population



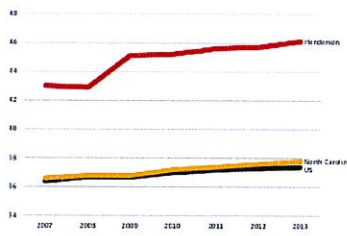
Annual Population Growth Rates



Annual Source of Population Change

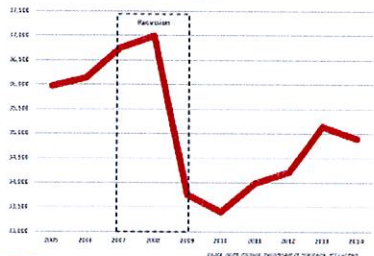


Median Age

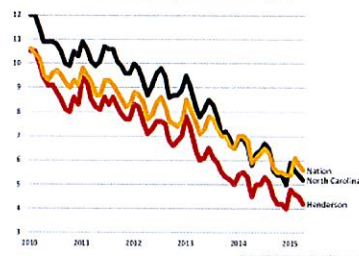


Employment

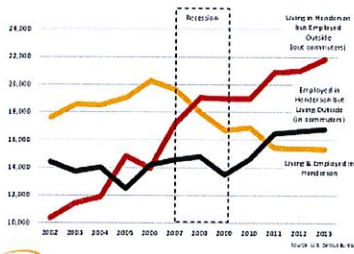
Total Employment



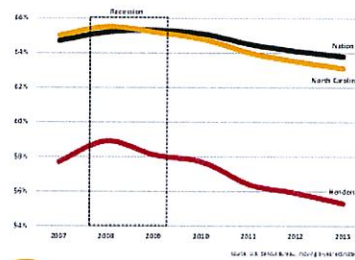
Unemployment Rate (%)



Worker Flows



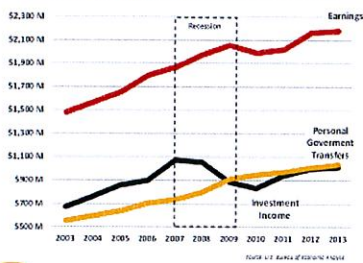
Labor Force Participation: Ages 16+



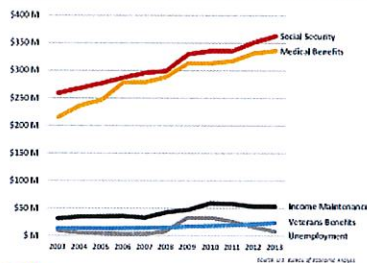
Income & Average Wage



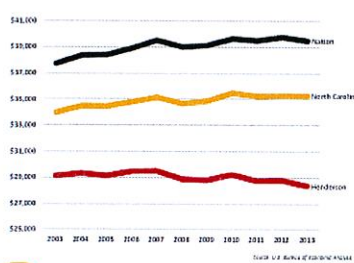
Sources of Total Income (Inflation Adjusted)



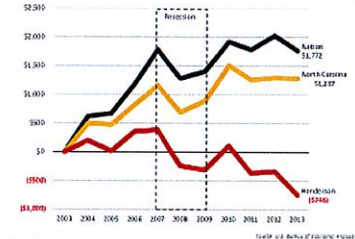
Personal Government Transfers (Inflation Adjusted)



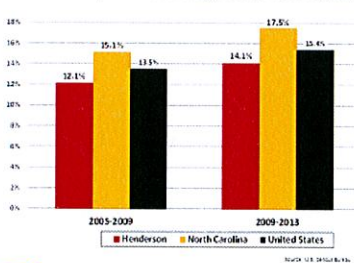
Average Annual Wage per Job (Inflation Adjusted)



Average Annual Wage per Job 2003-2013 Net Change (2013 = 0, Inflation Adjusted)

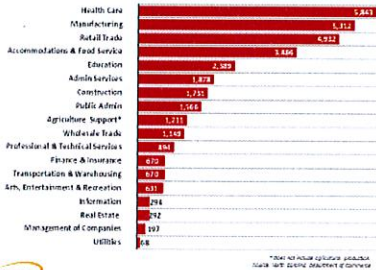


Percent of Population Living Below Poverty Level

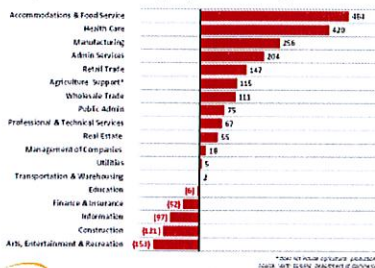


Business Employment

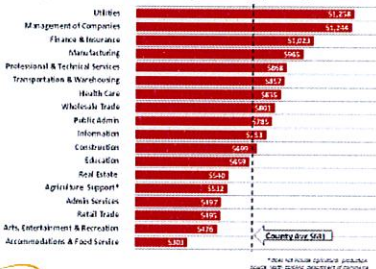
Major Business Total Employment 2014



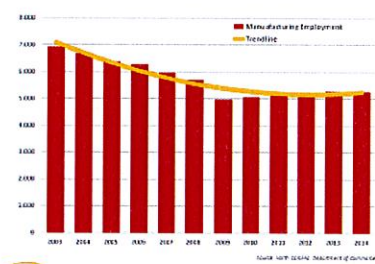
Major Business Employment Change 2009-2014



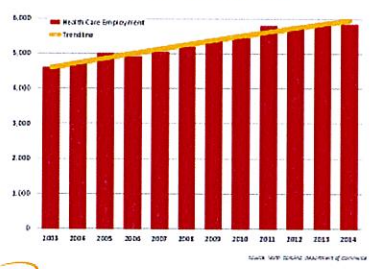
Major Business Average Weekly Wage-2014



Manufacturing Employment



Health Care Employment



Manufacturing-Economic Impact Summary

	Jobs	Average Weekly Wage
Direct	5,669	\$965
Supported	4,652	\$711
Total	10,321	\$850



Health Care-Economic Impact Summary

	Jobs	Average Weekly Wage
Direct	5,843	\$852
Supported	3,070	\$634
Total	8,913	\$777



Agri-Business-Economic Impact Summary

	Jobs	Average Weekly Wage
Direct	2,923	\$515
Supported	1,349	\$644
Total	4,272	\$556



Summary of Economic Impacts

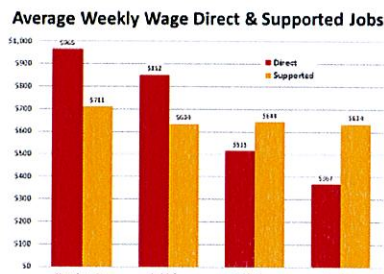
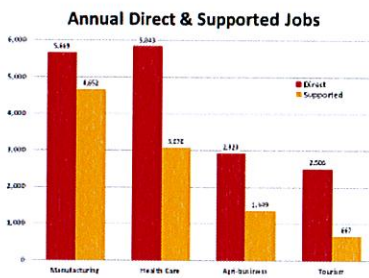
Tourism-Economic Impact Summary

	Jobs	Average Weekly Wage
Direct	2,506	\$367
Supported	667	\$634
Total	3,173	\$423

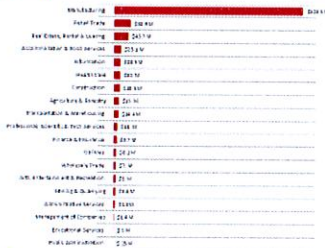
	Jobs			Weekly Wage		
	Direct	Supported	Total	Direct	Supported	Average
Manufacturing	5,669	4,652	10,321	\$965	\$711	\$850
Health Care	5,845	3,070	8,913	\$852	\$634	\$777
Agri-business	2,923	1,349	4,272	\$515	\$644	\$556
Tourism	2,506	667	3,173	\$367	\$634	\$423



2015 HENDERSON COUNTY ECONOMIC IMPACTS
WITH COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT



Total Business-Personal Property Values by Industry



Estimated Tax Total Impacts



2015 HENDERSON COUNTY ECONOMIC IMPACTS
WITH COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT



Mr. Tveidt suggested looking at manufacturing for growth, followed by agri-business and tourism. Mr. Tveidt stated the wages as reported are low.

COUNTY MANAGER'S REPORT

County Manager Steve Wyatt stated the County and City (John Connell) had worked together to develop a relief offer for people of South Carolina. The outpouring of support was overwhelming. With transportation being provided by Chip Gould, over 90,000 containers of water were delivered to South Carolina.

CLOSED SESSION

The Board is requested to go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(4) for the following reason(s):

Pursuant to N.C. Gen. Stat. §143-318.11(a)(4), to discuss matters relating to the location or expansion of industries or other businesses in Henderson County, including agreement on a tentative list of economic development incentives that may be offered by the Board in negotiations.

October 21, 2015

34

Commissioner Edney made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a), for the reasons set out in the Request for Board Action in the Board's agenda packet. All voted in favor and the motion carried.

ADJOURN

Commissioner Edney made the motion to go out of closed session and adjourn at 1:50 p.m. All voted in favor and the motion carried.

Attest:

Teresa L. Wilson, Clerk to the Board

Thomas H. Thompson, Chairman

Office of the Henderson County Tax Collector

200 North Grove Street, Suite 66 • Hendersonville, NC 28792-5027

Phone: (828)697-5595 | Fax: (828)698-6153 | www.hendersoncountync.org/ca

Henderson County Board of Commissioners
1 Historic Courthouse Square
Hendersonville, NC 28792

08 October 2015

RE: Tax Collector's Report to Commissioners: 21 October 2015 Meeting

Please find outlined below collections information though 07 October 2015 for the 2015 real and personal property bills mailed out on 31 July 2015. As a point of reference, we also have included collections information as of the same date last year. Registered Motor Vehicles reported as billed and collected by the Department of Motor Vehicles through 07 October 2015.

Henderson County Annual Bills G01 Only:

2015 Beginning Charge: \$62,757,601.80	2014 Beginning Charge: \$59,719,463.73
Discoveries & Imm. Irreg.: \$114,135.92	Discoveries & Imm. Irreg.: \$81,829.38
Releases & Refunds: (\$318,944.47)	Releases & Refunds: (\$23,114.37)
Net Charge: \$62,552,793.25	Net Charge: \$59,778,178.74
Unpaid Taxes: \$49,420,374.34	Unpaid Taxes: \$50,340,154.32
Amount Collected: \$13,132,418.91	Amount Collected: \$9,438,024.42
Percentage Collected: 20.99%	Percentage Collected: 15.79%
Through: 7-Oct-2015	Through: 7-Oct-2014

Henderson County Only Registered Motor Vehicles

Regstr. Month	# Veh. Regstrd.	Gross Value Upon Reg.	Regstr. Month	# Veh. Regstrd.	Gross Value	Gross Levy	Net Levy Collection	Percent Collected
July '15	9888	\$ 86,255,648	July '15	10352	\$ 88,716,937	\$ 457,199.72	\$ 455,383.93	99.60%
Aug '15	9784	\$ 82,397,348	Aug '15	10139	\$ 91,267,213	\$ 469,609.15	\$ 468,629.50	99.79%
Sept '15	9559	\$ 81,357,984	Sept '15	9404	\$ 79,997,855	\$ 412,338.61	\$ 410,717.92	99.61%
Oct '15	9312	\$ 77,527,270	Oct '15	1853	\$ 16,880,981	\$ 87,308.92	\$ 86,596.93	99.18%
Nov '15	7855	\$ 68,074,597	Nov '15					
Dec '15	8169	\$ 71,274,565	Dec '15					
Jan '16	7843	\$ 71,771,241	Jan '16					
Feb '16	7118	\$ 61,857,243	Feb '16					
Mar '16	10852	\$ 89,862,021	Mar '16					
Apr '16	10182	\$ 84,564,218	Apr '16					
May '16	10377	\$ 85,526,118	May '16					
June '16	9599	\$ 81,998,908	June '16					
TOTALS:	110538	\$ 942,467,161	TOTALS:	31748	\$ 276,862,986	\$ 1,426,456.40	\$ 1,421,328.28	99.64%

Note: Final results for the 2015-16FY will not be confirmed until mid-July 2016.
Note: Projections rendered for budgetary purposes prior to adoption of the 2015-16FY Budget.

Fire Districts' Annual Bills Only:

2015 Beginning Charge: \$8,047,174.17	2014 Beginning Charge: \$6,646,004.24
Discoveries & Imm. Irreg.: \$10,487.63	Discoveries & Imm. Irreg.: \$5,987.87
Releases & Refunds: (\$63,059.20)	Releases & Refunds: (\$2,404.60)
Net Charge: \$7,994,602.60	Net Charge: \$6,649,587.51
Unpaid Taxes: \$6,387,461.16	Unpaid Taxes: \$5,588,523.05
Amount Collected: \$1,607,141.44	Amount Collected: \$1,061,064.46
Percentage Collected: 20.10%	Percentage Collected: 15.96%
Through: 7-Oct-2015	Through: 7-Oct-2014

Respectfully Submitted,



Luke Small
Collections Specialist

Stan C. Duncan
Tax Collector

RESOLUTION APPOINTING PLAT REVIEW OFFICERS

WHEREAS, pursuant to N.C. Gen. Stat. §47-30.2 the Henderson County Board of Commissioners has from time to time since September 17, 1997, adopted resolutions appointing one or more named persons experienced in mapping or land records management as Review Officers, with the same being recorded in the Office of the Register of Deeds for Henderson County;

WHEREAS, the Henderson County board of Commissioners desires to update, revise and restate the persons named as Review Officers;

WHEREAS, pursuant to NCGS 47-30.2, said revision must be made by resolutions of the Board of Commissioners with said resolution being recorded in the Office of the Register of Deeds for Henderson County;

NOW THEREFORE, BE IT RESOLVED by the Henderson County Board of Commissioners as follows:

- 1. That the following persons are experienced in mapping and/or land records management, and pursuant to NCGS 47-30.2, have been and are hereby appointed as Review Officers in Henderson County:

Tina Ball	Kyle Guie
Andy Bartley	Jacob Hansen
Brian Burgess	Autumn Radcliff
Pamela Carver	Eric Warren
Matthew Champion	

- 2. That the above named persons, as Review Officers, shall comply with all statutory requirements and shall follow all procedures, statutorily prescribed and as prescribed N.C. Gen. Stat. §47-30.2 and that Resolution adopted September 17, 1997;
- 3. That the above list of Review Officers is a complete and inclusive list of Review Officers for Henderson County. This list replaces previous lists of review officers in the Resolutions made in September 1997, May 2007, June 2007, April 20, 2011, September 19, 2012, February 3, 2014 and July 16, 2014. Former Review Officers not listed above are no longer permitted to be Review Officers in Henderson County.
- 4. That the Resolution adopted September 17, 1997 will continue in effect except as modified by this Resolution;
- 5. That this Resolution shall be recorded in the Office of the Register of Deeds for Henderson County as soon as practicable after its adoption.

THIS the 21st day of October 2015.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: Thomas H. Thompson
THOMAS H. THOMPSON, Chairman

ATTEST:

Teresa L. Wilson [COUNTY SEAL]
Teresa L. Wilson, Clerk to the Board

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON COUNTY

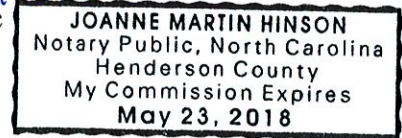
I, JoAnne Martin Hinson, a Notary Public for said County and State, do hereby certify that Teresa L. Wilson personally appeared before me this day and acknowledged that she is the Clerk for the Board of Commissioners.

Witness my hand and official seal, this the 21st of October, 2015.

(Official Seal)

JoAnne Martin Hinson
Notary Public

My Commission Expires May 23, 2018



NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the ____ day
of _____, 20____.

By: _____

Mail/Box to: _____

This instrument was prepared by: Charles Russell Burrell

Brief description for the Index: Lots 6-7, Corn Mountain Estate subdivision (Parcel 9929233; PIN 9589190630)

THIS DEED made this 21st day of October, 2015, by and between

GRANTOR	GRANTEE
COUNTY OF HENDERSON, a body corporate and politic of the State of North Carolina	MAIRA ALAS

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Fletcher, Henderson County, North Carolina and more particularly described as follows:

All the parcel of land located at lots 6 and 7 of the Corn Mountain Estate Subdivision, Henderson County, with parcel identification number 9929233 (PIN 9589190630). This conveyance is a conveyance of a tax foreclosed parcel. This conveyance takes place pursuant to N.C. Gen. Stat. §§ 153A-176 and 160A-269. Preliminary approval of the bid from the Grantee was made by the Board of

Commissioners of Henderson County on September 8, 2015. Advertisement for upset bids was made in the *Hendersonville Tribune* September 24, 2015. No upset bids were received. Final approval of the sale was given by the Board of Commissioners October 21, 2015.

This is the identical property described as one of the tracts included in Book 713, at Page 453, of the Henderson County, North Carolina, Registry, which is incorporated herein by reference.

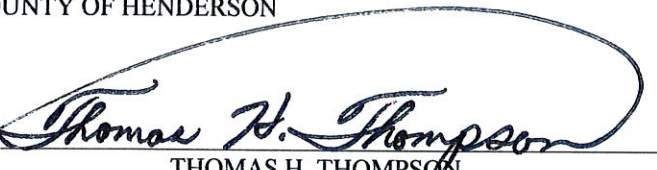
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

THE GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE TO THE PROPERTY HEREINABOVE DESCRIBED.

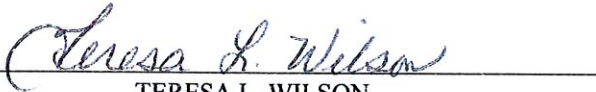
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

COUNTY OF HENDERSON

By:



THOMAS H. THOMPSON
Chairman, Board of Commissioners

Attest:


TERESA L. WILSON
Clerk to the Board of Commissioners

_____ Stat
e of North Carolina, County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Teresa L. Wilson personally came before me this day and acknowledged that she is the Clerk to the Board of Commissioners of Henderson County, North Carolina, and that by authority duly given and as the act of such entity, Thomas H. Thompson, Chairman of such Board of Commissioners, signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3rd day of November, 2015.


My Commission Expires: May 23, 2018
Joanne Martin Hinson Notary Public
(Affix Seal)

JOANNE MARTIN HINSON
Notary Public, North Carolina
Henderson County
My Commission Expires
May 23, 2018
Notary's Printed or Typed Name