

PUBLIC COMMENT SIGNUP SHEET – OCTOBER 21, 2015

Pursuant to N.C. Gen. Stat. §153A-52.1, the Henderson County welcomes public comment at its meetings. Please note that each speaker is limited to three (3) minutes, unless a different time limit is announced. Also, the Board may adopt rules limiting the number of persons speaking taking the same position on a given issue, and other rules regarding the maintenance of good order.

Each speaker should be aware and by their signatures hereto they agree that their comments may be recorded (by audio-visual recordings, photography or other means), and may be (but are not required to be) broadcast by the County as a part of the broadcast of this meeting, or as a part of the County's programming on its local video channel(s). By their signature they further agree that Henderson County is and will be the sole owner of all rights in and to such programming. The undersigned hereby indemnifies Henderson County, its employees and agents, against any and all claims, damages, liabilities, costs and expenses arising out of the use of the undersigned's images and words in connection therewith.

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Topic

MAILING ADDRESS

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

21 October 2015

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

Please find outlined below collections information though 20 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 19 October 2015.

Henderson County Annual Bills G01 Only:

2015 Beginning Charge:	\$62,757,841.56	2014 Beginning Charge:	\$59,722,968.21
Discoveries & Imm. Irreg.:	\$121,308.54	Discoveries & Imm. Irreg.:	\$90,407.34
Releases & Refunds:	(\$320,050.73)	Releases & Refunds:	(\$23,210.51)
Net Charge:	\$62,559,099.37	Net Charge:	\$59,790,165.04
Unpaid Taxes:	\$44,602,731.65	Unpaid Taxes:	\$48,727,081.96
Amount Collected:	\$17,956,367.72	Amount Collected:	\$11,063,083.08
Percentage Collected:	28.70%	Percentage Collected:	18.50%
Through: 20-Oct-2015		Through: 20-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	\$ 79,969,285	\$ 412,338.61	\$ 410,717.92	99.61%
Oct '15	9312	\$ 77,527,270	Oct '15	5833	\$ 51,497,050	\$ 265,354.30	\$ 264,217.55	99.57%
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:	35728	\$ 311,450,485	\$ 1,604,501.78	\$ 1,598,948.90	99.65%

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:	\$8,047,220.23	2014 Beginning Charge:	\$6,646,004.24
Discoveries & Imm. Irreg.:	\$11,450.87	Discoveries & Imm. Irreg.:	\$5,993.58
Releases & Refunds:	(\$63,301.21)	Releases & Refunds:	(\$2,415.12)
Net Charge:	\$7,995,369.89	Net Charge:	\$6,649,582.70
Unpaid Taxes:	\$5,736,126.93	Unpaid Taxes:	\$5,391,208.32
Amount Collected:	\$2,259,242.96	Amount Collected:	\$1,258,374.38
Percentage Collected:	28.26%	Percentage Collected:	18.92%
Through: 20-Oct-2015		Through: 20-Oct-2014	

Respectfully Submitted,

Luke Small
 Collections Specialist

Stan C. Duncan
 Tax Collector

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



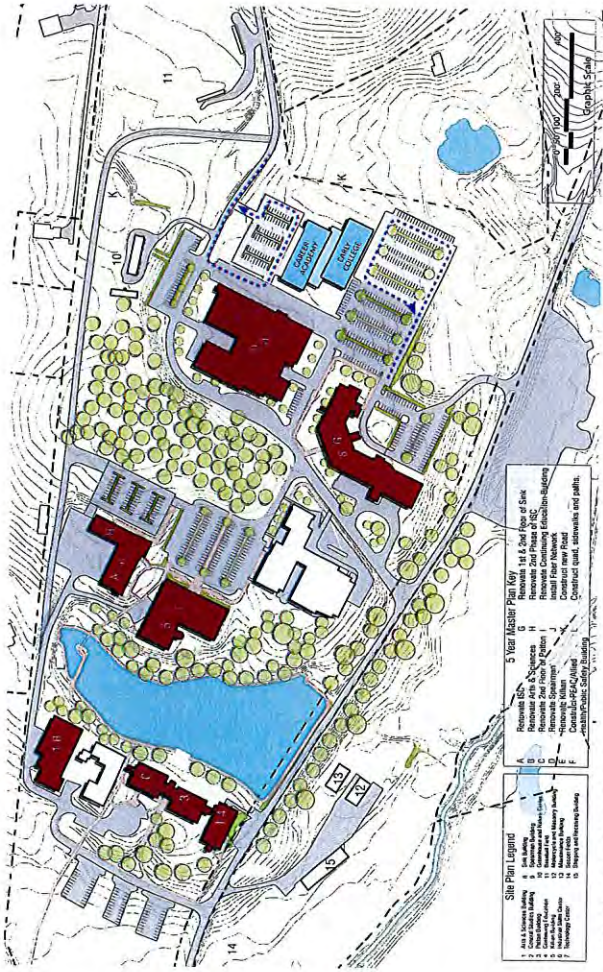
CLARK NEXSEN

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.

EARLY COLLEGE HIGH SCHOOL & CAREER ACADEMY





PROPOSED BUILDING LOCATION



EXISTING SITE PLAN



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	\$	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

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



EARLY COLLEGE HIGH SCHOOL &
CAREER ACADEMY



FACILITIES
PROGRAMMING
OPTIONS
BUDGET SUMMARY



EDNEYVILLE
ELEMENTARY

21ST CENTURY



E. Handicapped Accessibility				
o Generally meets state or ADA handicapped code requirements and is suitable for use by physically handicapped persons = 2				
o Needs substantial modifications to be used satisfactorily by physically handicapped persons (e.g. elevators, lifts, new toilet rooms, etc.) = 0				0
F. Physical Condition of Building - (structural, roof, exterior walls, windows, doors, interior partitions, ceilings, flooring)				
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				0
G. Mechanical and Electrical Systems - (plumbing, heating, air conditioning, electrical service, lighting, telecommunications, fire alarm, computer)				
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				0
H. Hazardous Materials - (asbestos, lead, radon, indoor air quality)				
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				0
Total score (A through H) for building				2

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 Blended drives or no paved drives, for 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				

FACILITIES

II. FEASIBILITY ANALYSIS

II-A. FEASIBILITY ANALYSIS - BUILDING

A. Educational Program Adequacy - Typical size of classrooms and other functional spaces compared to the N.C. Public School Facility Guidelines.				
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				0
B. Historical or Architectural Significance				
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				0
C. Safety and Code Compliance				
o Generally meets building code requirements (1978 or 1991 code) = 4				
o Needs some modifications in order to meet current bldg. code requirements = 2				2
o Needs substantial modifications to meet current building code requirements = 0				
D. Relationship to Other Buildings on Site (including proposed additions)				
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				0

PROGRAMMING

F. Drainage

0

Good site drainage, no problems = 2

0

Some minor drainage problems, can be corrected economically = 1

0

Drainage problems, standing water on site, would be costly to correct, or in flood plain = 0

1

G. Environmental Problems

0

No environmental problems = 2

0

Minor problems or possibility of minor leaks = 1

0

Leaking fuel tank or contaminated well or problems with sewer system discharge or standing water under building or other major problem = 0

1

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.

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.





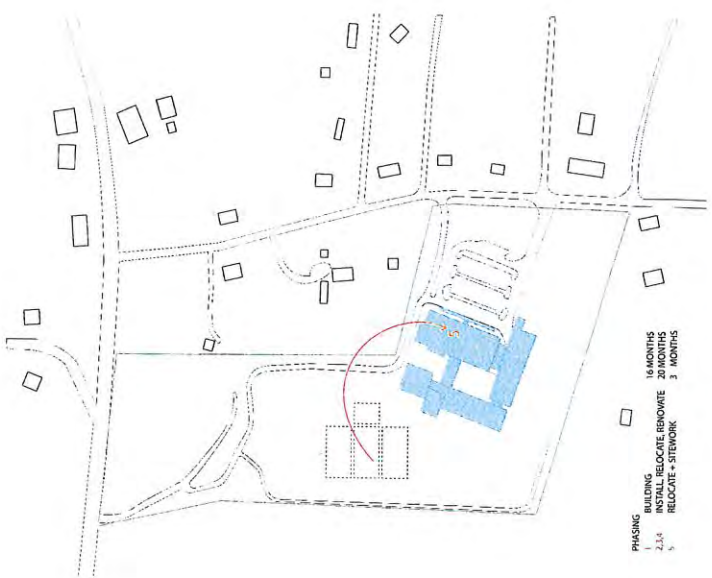
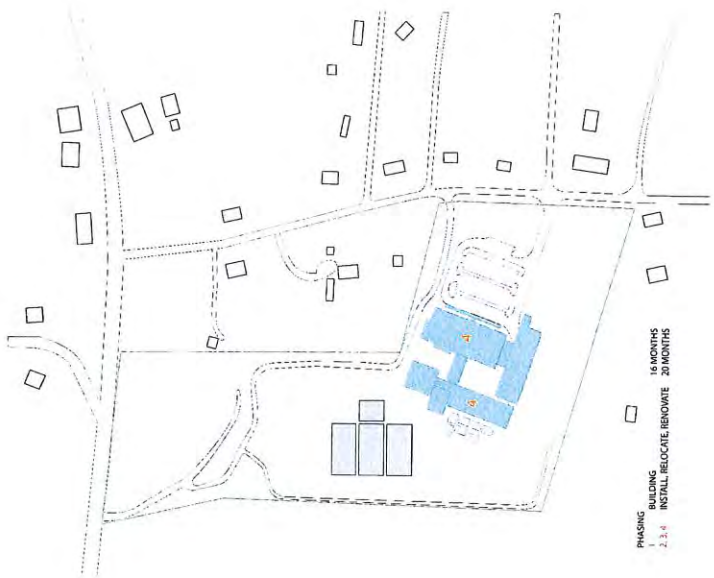
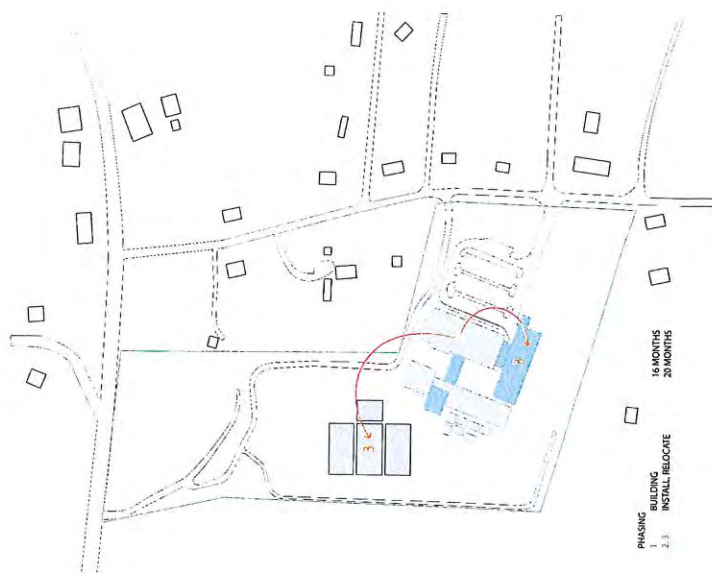
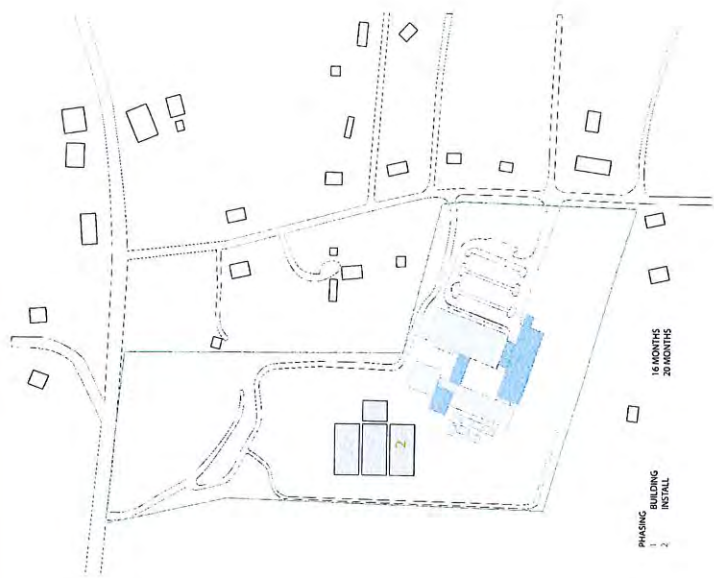
OPTIONS



OPTION 1 – RENOVATION

- Develop a combination of Renovated and New buildings.
- Address all site, program, physical, and code deficiencies.
- Renovate site, exterior, interior, M, E, and P systems.





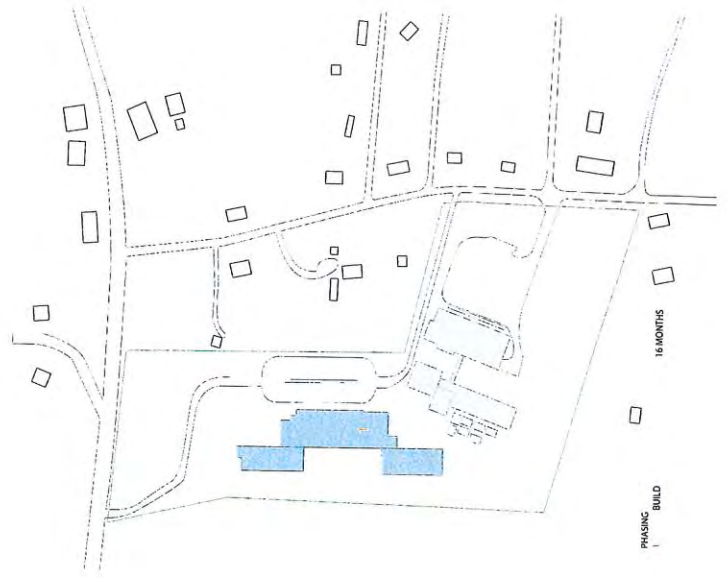


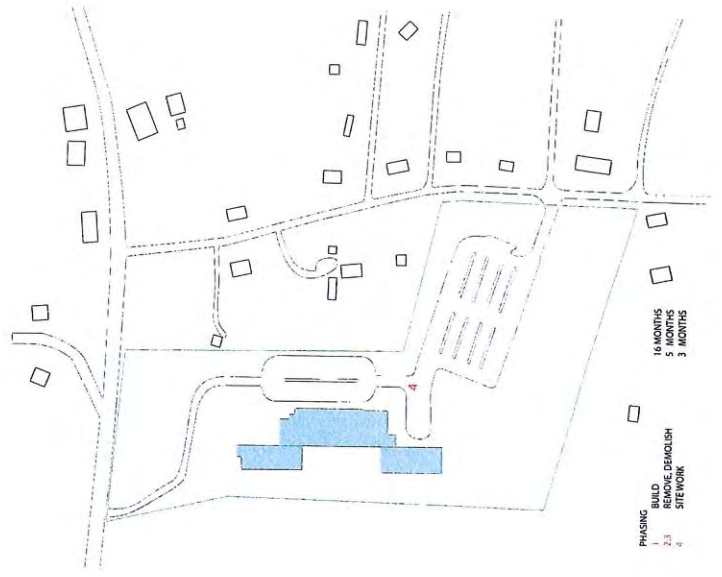
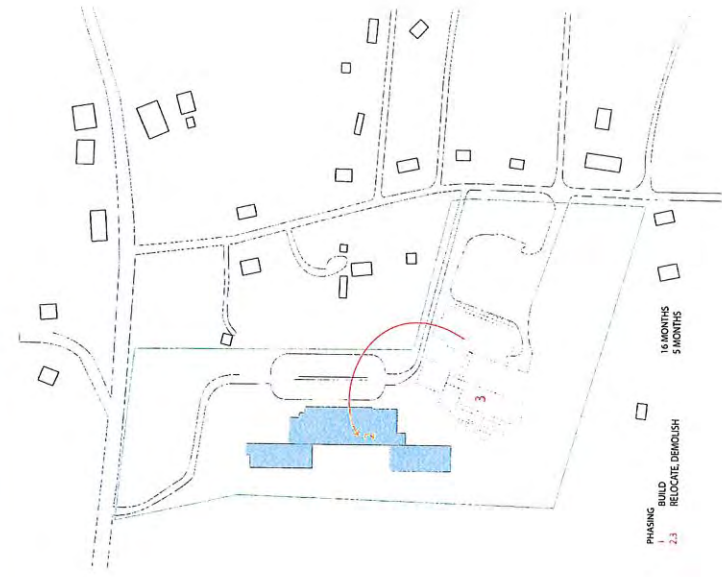
OPTION 1



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.





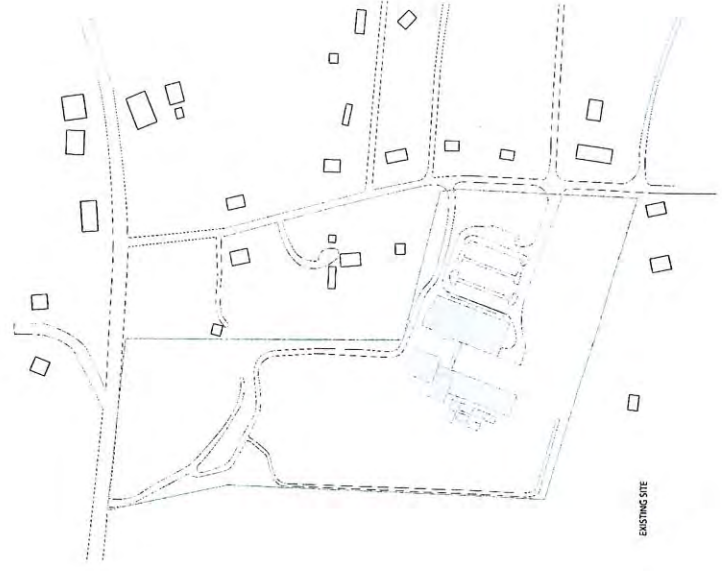
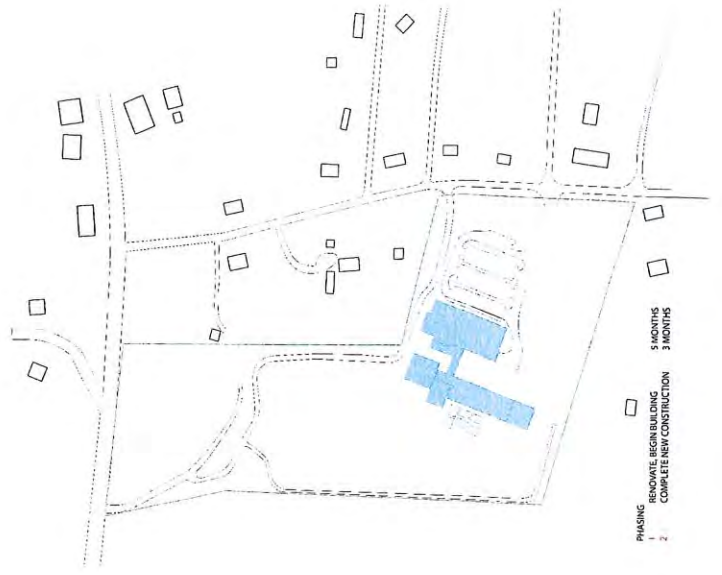
OPTION 3 – RENOVATION

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



Scope of Work

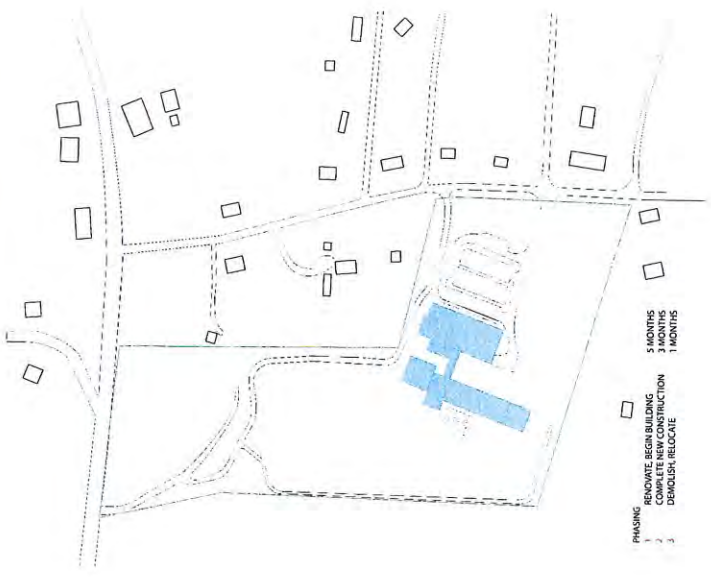
- New roofing system.
- All new mechanical systems.
- Partially update electrical systems.
- Addition to media center to increase size to meet DPI standards.
- Build 4600sf of permanent classrooms to replace 'Learning Classrooms'.
- Replace exterior windows and repair sills.
- Address site drainage.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



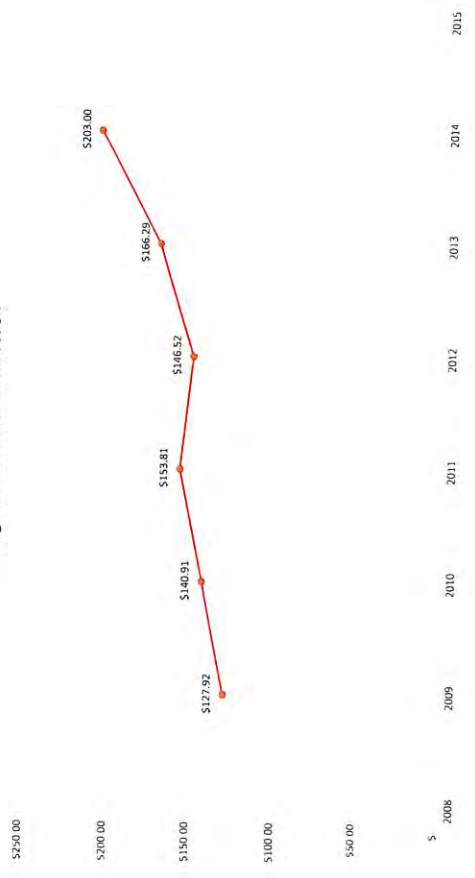
Avg. Cost of All School Construction in 2009 ---\$127.92*
 Avg. Cost of All School Construction in 2014 --- \$203.00*
 Avg. Cost of All School Construction in 2018--- \$???

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

*Information obtained from NCDPI



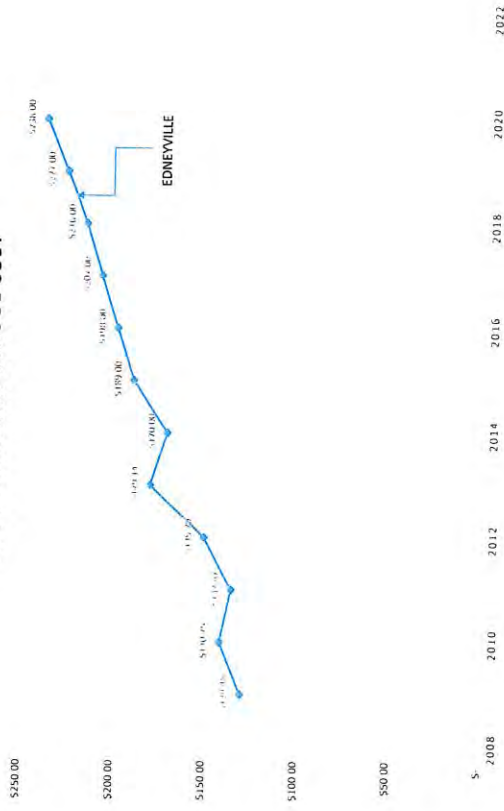
Avg. Cost of School Construction



BUDGET SUMMARY

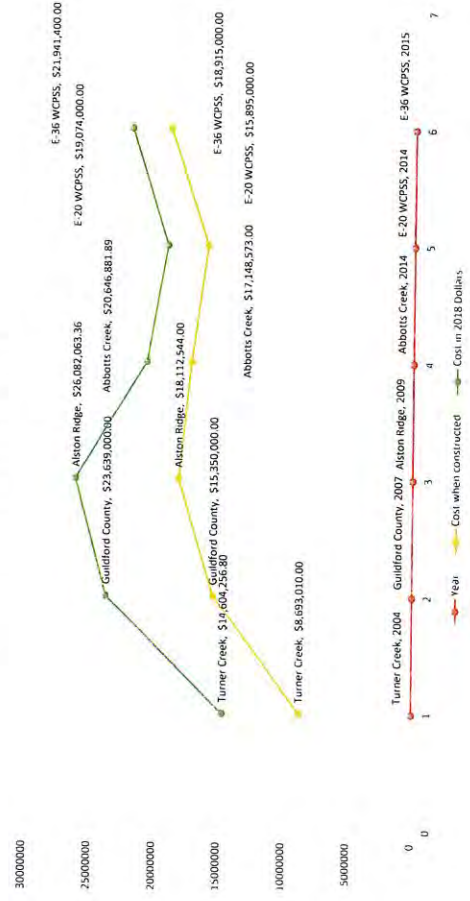
Conceptual Budgeting Summary Sheet - Edneyville Elementary					Cost/sf
Option 1					
Grand Total Construction Costs	\$ 17,184,783.89		85,000 sf		\$ 202.17
Overall Project Costs	\$ 22,243,588.51				
Length of Project	39 months				
Option 2					
Grand Total Construction Costs	\$ 18,791,387.08		85,000 sf		\$ 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				

AVG ELEMENTARY SCHOOL COST



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

Elementary School Costs Comparison



OPTION 1 – 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 2 - Construct New Buildings	85,000 sf	@	\$ 168.00	\$ 14,280,000.00
Phase 3 - Relocate	3 months			
Phase 4 - Demolish Existing Buildings	64,000 sf	@	\$ 7.00	\$ 448,000.00
Phase 5 - Sitework	6.0 acres	@	\$ 150,000.00	\$ 900,000.00
Escalation-Assumed construction complete by 8/2018	24 months	@	.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				\$ 24,887,576.37

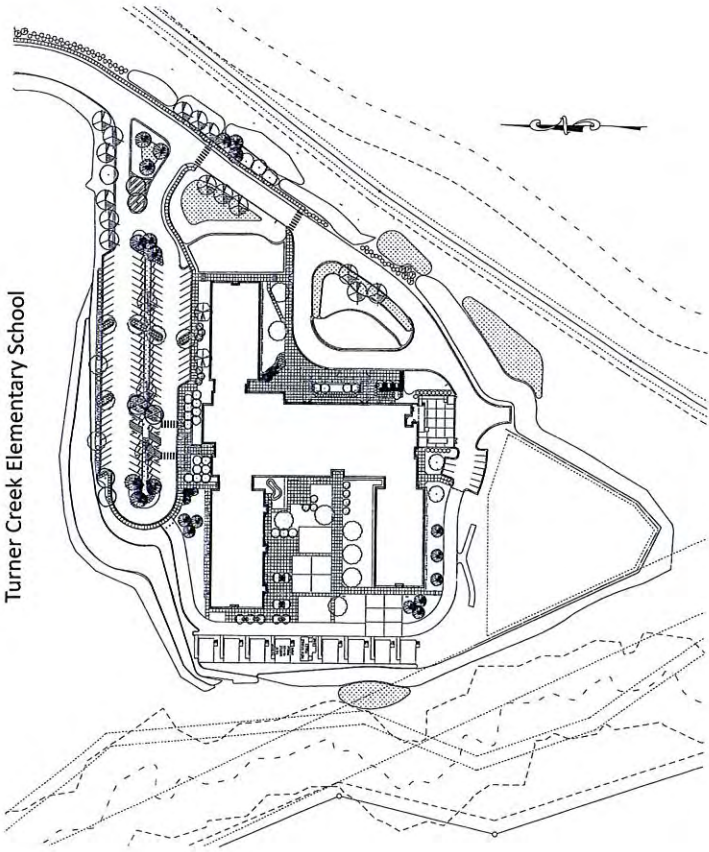
OPTION 3 – CONCEPTUAL BUDGETING
DETAIL

Conceptual Budgeting - Option 1 - Edneyville Elementary

Phase 1 - Construct New Buildings	23,173 sf	@	\$ 168.00	\$ 3,885,064.00
Escalation-Assumed construction complete by 8/2017	18 months	@	.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 months	@	.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% \$ 2,052,174.07
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

Turner Creek Elementary School



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)	11s	@	\$	5,184,650.70	\$	5,184,650.70
3- Escalation-Assumed construction complete by 7/2017	8 month	@	\$	.33% per month	2.640%	\$ 136,874.78
Sub total						
Overhead and Profit					\$	6,682,325.48
Sub total					6.0%	\$ 400,939.53
Bonds and Insurance					\$	7,083,265.01
Grand Total Construction costs					1.5%	\$ 106,248.98
					\$	7,189,513.98
Owner Contingency						
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					15.0%	\$ 1,078,427.10
Commissioning agent					12.0%	\$ 862,741.68
Furniture, fixture, equipment					1.0%	\$ 71,895.14
Technology/ Equipment	8,100 sf	@	\$	10.00	\$	81,000.00
Total Project costs					\$	20,000.00
					\$	9,303,577.90

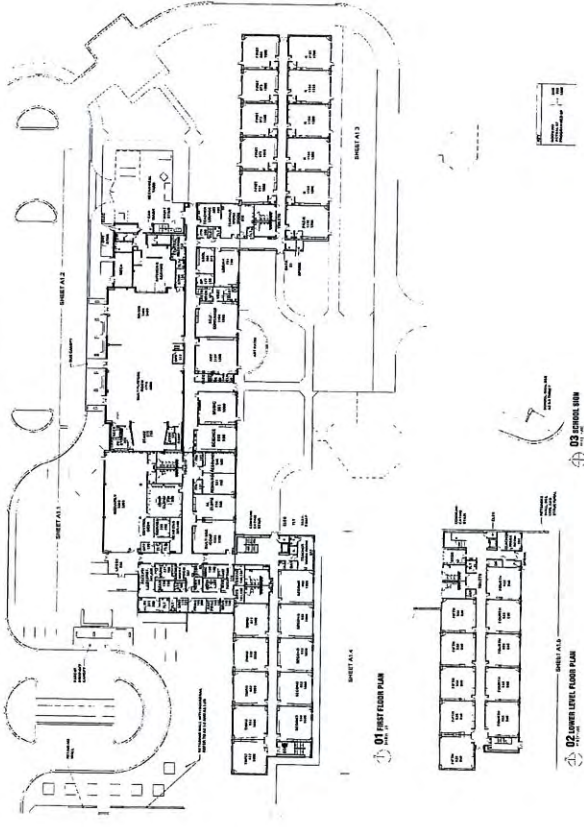
Turner Creek Elementary School



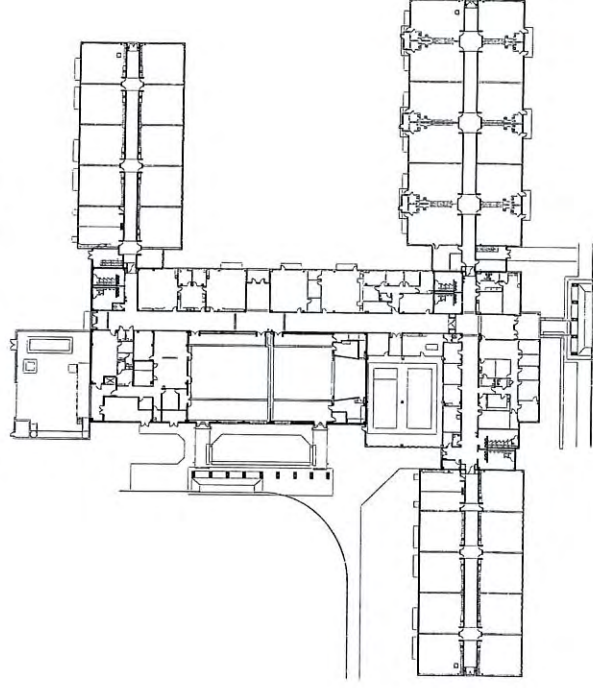
April 2004	
Capacity	750/950
Cost 2004	\$8,693,010
Cost 2018	\$14,604,256**
sf	80,978

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

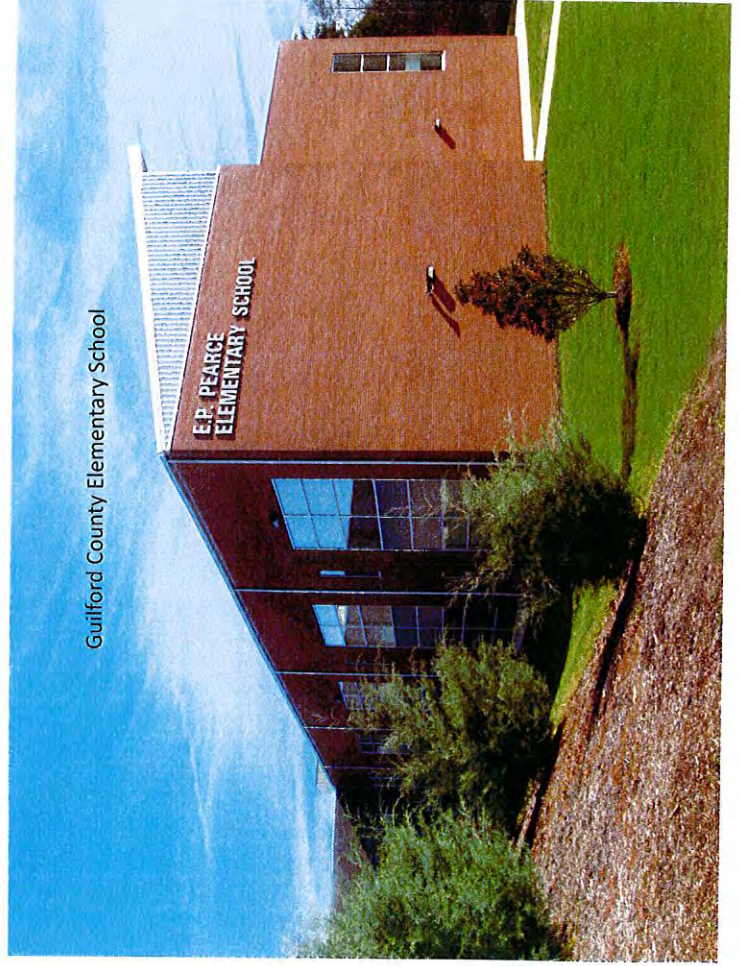
Guilford County Elementary School



Turner Creek Elementary School



Guilford County Elementary School



Guilford County Elementary School



July 2007			
Capacity	750/950		
Cost 2007	\$15,350,000		
Cost 2018	\$23,639,000		
sf	87,000		

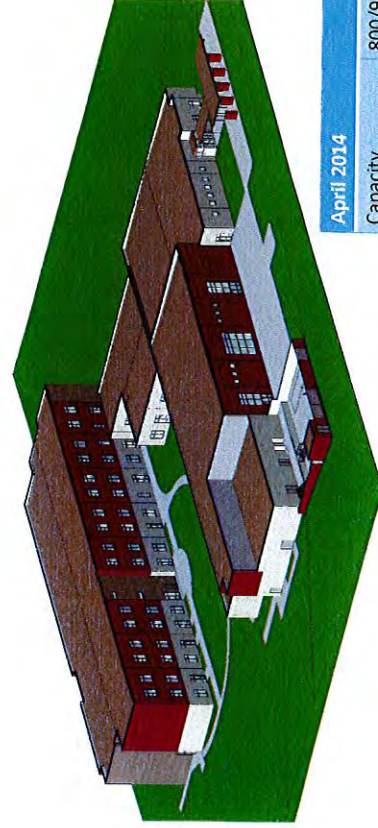
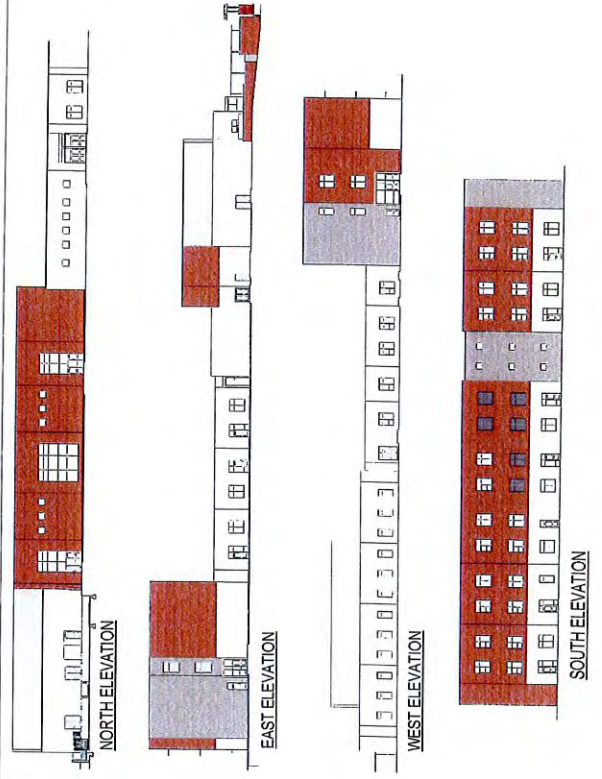
Alston Ridge Elementary School



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

FACILITIES
PROGRAMMING
OPTIONS
BUDGET SUMMARY

EDNEYVILLE
ELEMENTARY

21ST CENTURY

FACILITIES

HENDERSONVILLE
HIGH SCHOOL

II. FEASIBILITY ANALYSIS

II-B. FEASIBILITY ANALYSIS - SITE

Guidelines	2	1	0
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			
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			
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			
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			
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			

II. FEASIBILITY ANALYSIS

II-A. FEASIBILITY ANALYSIS - BUILDING

Guidelines	2	1	0
A. Educational Program Adequacy - Typical size of classrooms and other functional spaces compared to the N.C. Public School Facility Guidelines.			
o 80% to 100% of current guidelines = 2			
o 75% to 80% of current guidelines = 1			
o Less than 75% of guidelines or classrooms less than 600 sq. ft. = 0			
B. Historical or Architectural Significance			
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 architecture = 1			
o No particular historical value or architectural interest = 0			
C. Safety and Code Compliance			
o Generally meets building code requirements (1978 or 1991 codes) = 4			
o Needs minor modifications in order to meet current bldg. code requirements = 2			
o Needs substantial modifications to meet current building code requirements = 0			
D. Relationship to Other Buildings on Site (including proposed additions)			
o Single building or buildings connected with enclosed corridors = 2			
o Well organized campus plan, buildings connected with covered walkways, multiple entrances = 1			
o Multiple buildings, not connected, some exterior corridors = 0			

Guidelines	2	1	0
E. Handicapped Accessibility			
o Generally meets state or ADA handicapped code requirements and is suitable for use by physically handicapped persons = 2			
o Meets minimum code requirements but needs minor modifications and is suitable for use by physically handicapped persons = 1			
o Needs substantial modifications to be used satisfactorily by physically handicapped persons (e.g., elevators, lifts, new toilet rooms, etc.) = 0			
F. Physical Condition of Building - structural, roof, exterior walls, windows, doors, interior partitions, ceilings, flooring			
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 major partitions, etc.) = 0			
G. Mechanical and Electrical Systems - (plumbing, heating, air conditioning, electrical service, lighting, telecommunications, fire alarm, computer)			
o Good plumbing, central heating and air conditioning, safe, efficient electrical service and lighting, operates the 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 repair and/or replacement of several systems required = 0			
H. Hazardous Materials - (asbestos, lead, radon, indoor air quality)			
o Asbestos and other hazardous materials either not present or stabilized = 2			
o Minor problems with hazardous materials, management program in place = 1			
o Asbestos or other hazardous materials present in building requiring removal = 0			
Total score (A through H) for building	8	5	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.

Guidelines	2	1	0
E. Playgrounds and Playfields			
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			
F. Drainage			
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			
G. Environmental Problems			
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 or discharge or standing water under building or other major problem = 0			
Total score (A through G) for site	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.

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.



OPTIONS

PROGRAMMING

OVERALL GOALS:

- Optimize program adjacencies
- Create a beautiful campus
- Honor the existing classroom building
- Meet 21st century demands

OVERALL GOALS:

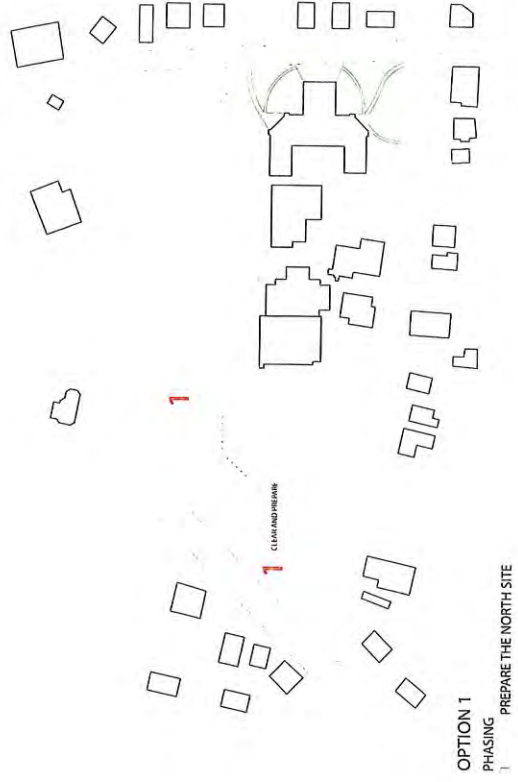
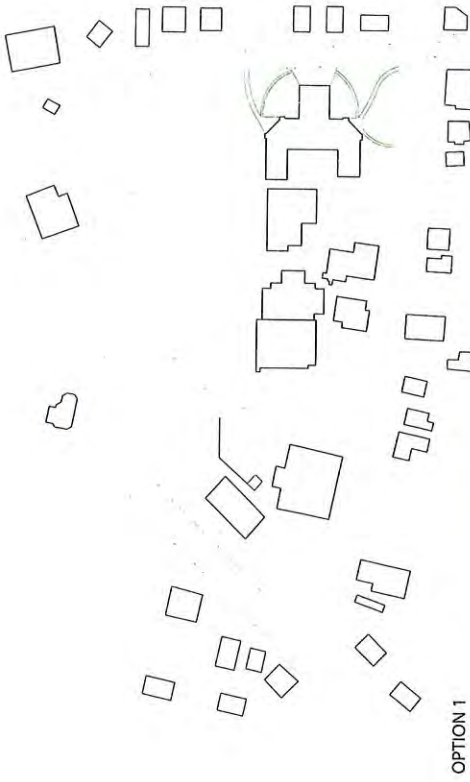
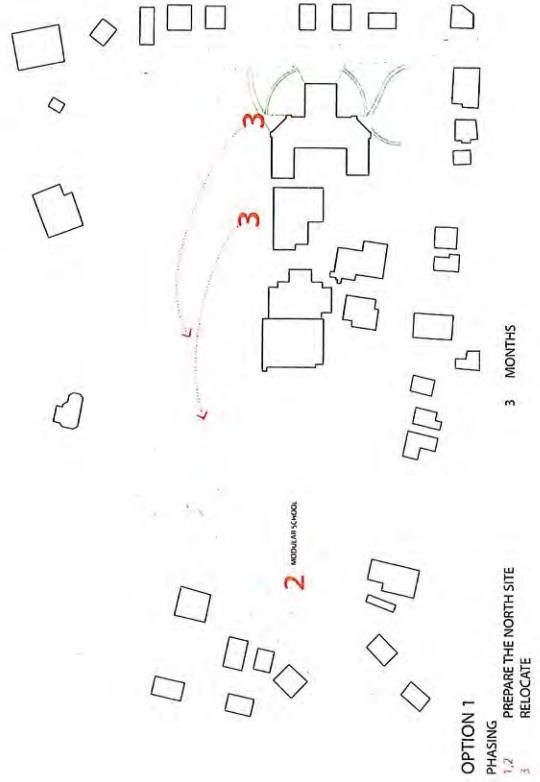
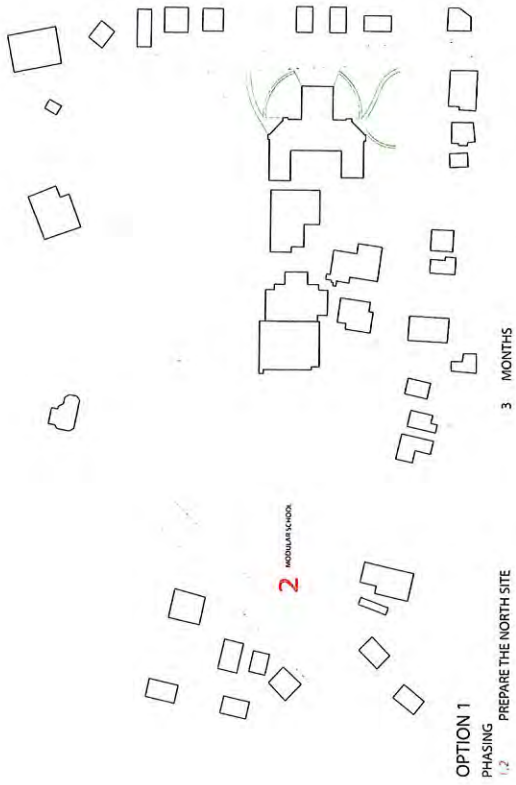
- Minimize length of construction
- Thoughtfully stage the work
- Maintain continuity of programs
- Minimize number of moves

OPTION 1- MAX/MIN

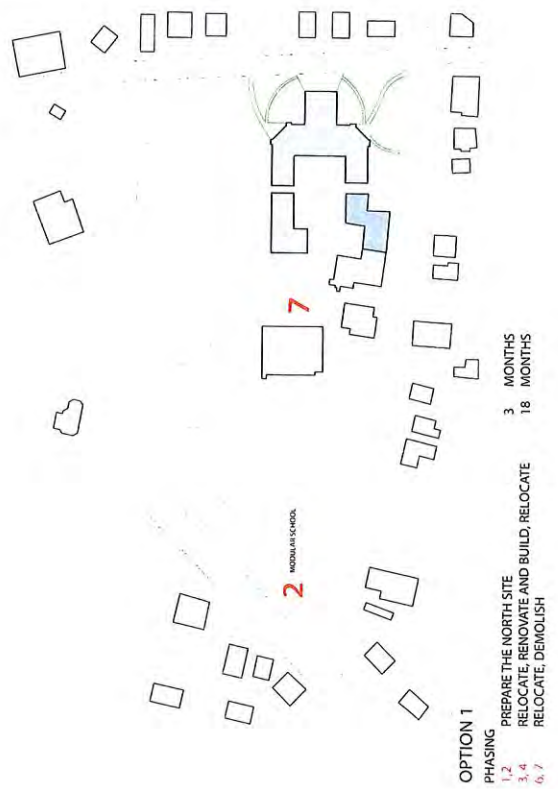
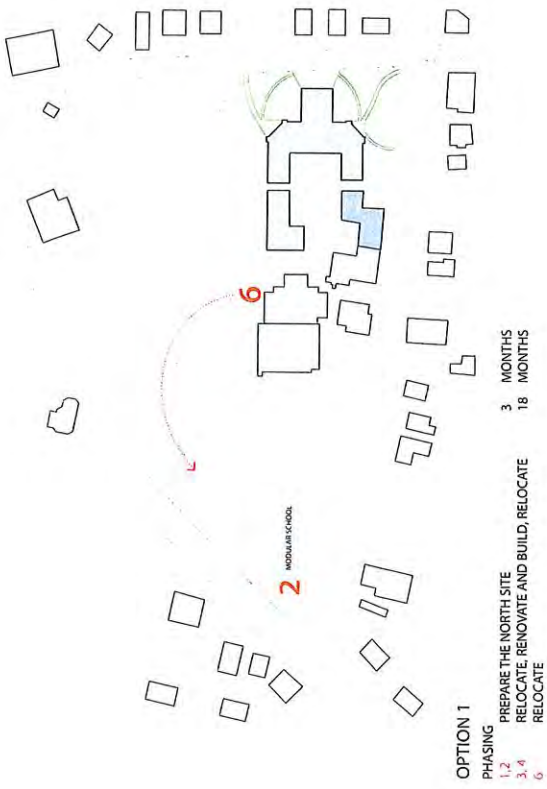
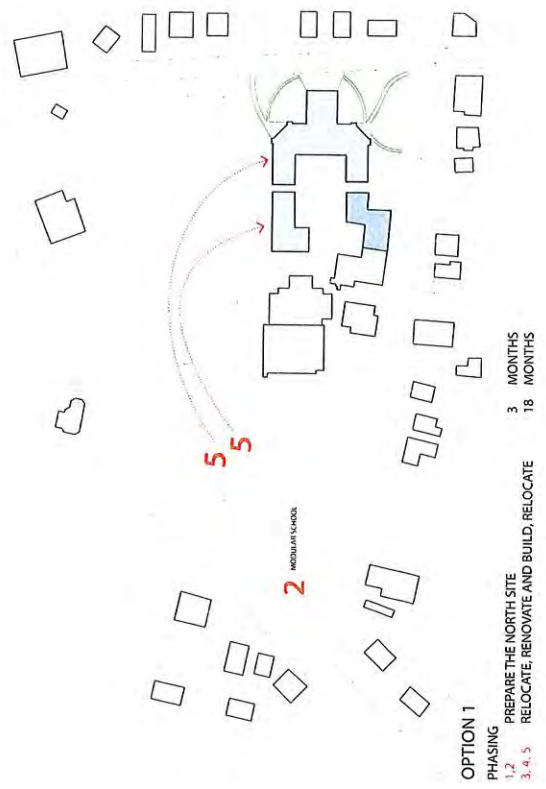
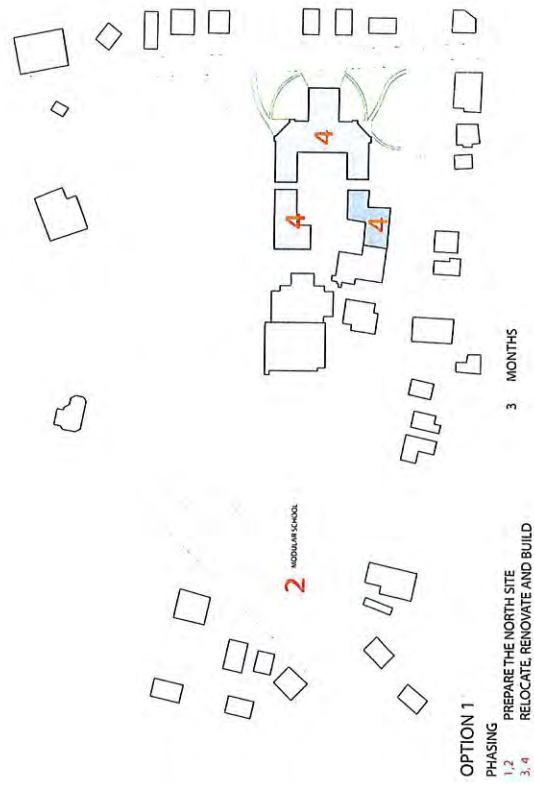
- Renovation with Maximum amount of gain with Minimal New Work
- Address Program Deficiencies
- Meet Minimum DPI Standards
- Address Physical Deficiencies of the Existing construction
- New M,E,P Systems.
- Address Building Code Compliance

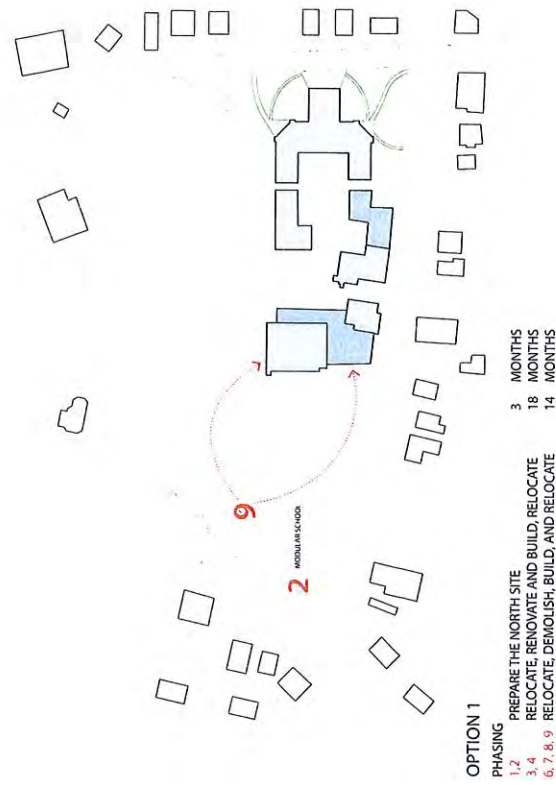
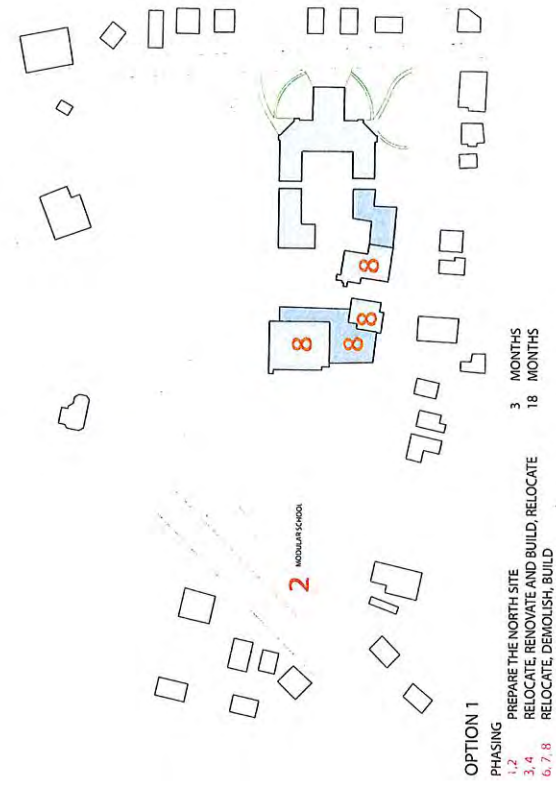
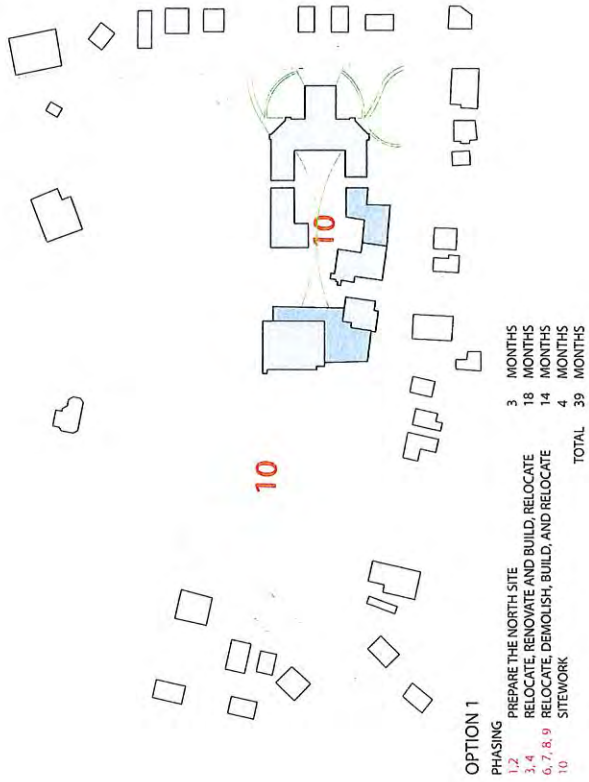
OVERALL GOALS:

- Work with existing topography
- Maintain existing track and it's perimeter
- Integrate vehicular access and parking



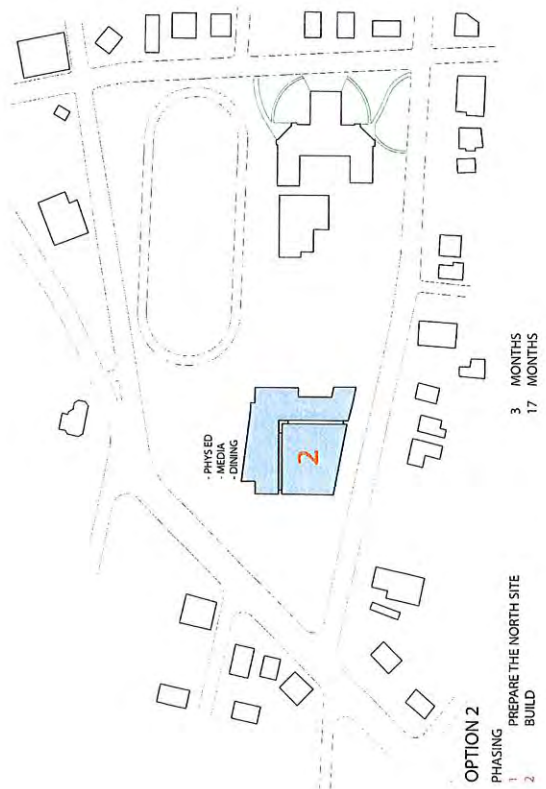
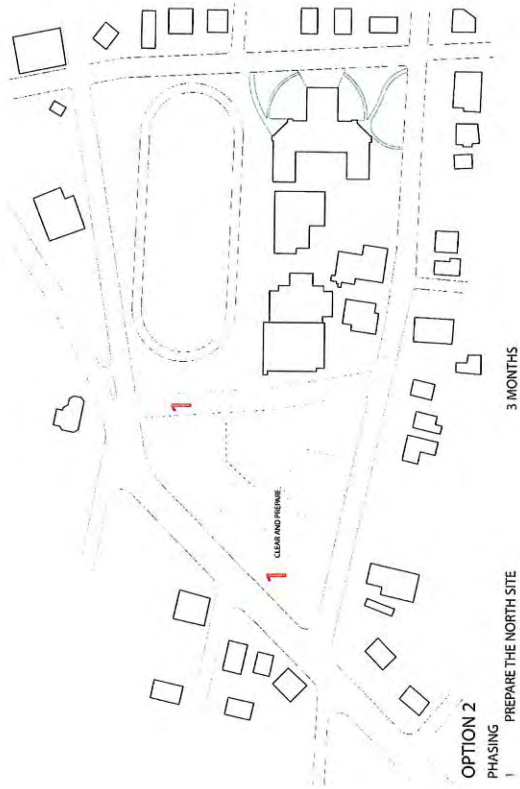
INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Not for 1.5 Years	2	39 Months (5/2020)	Yes, for 32 months





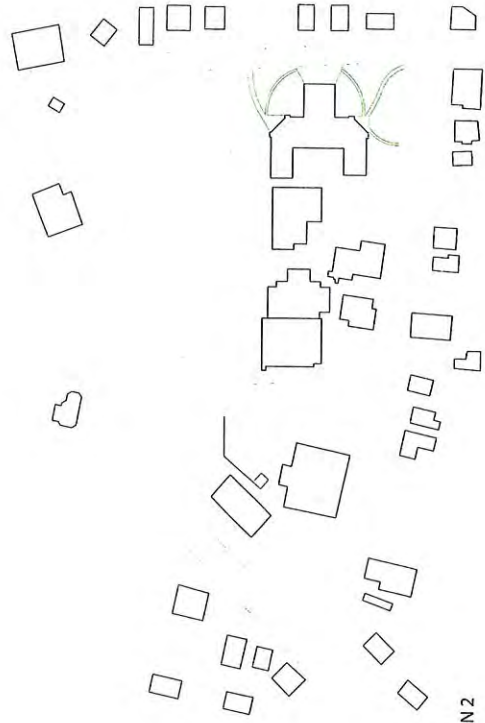
OPTION 1

INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Not for 1.5 Years	2	39 Months (5/2020)	Yes, for 32 months

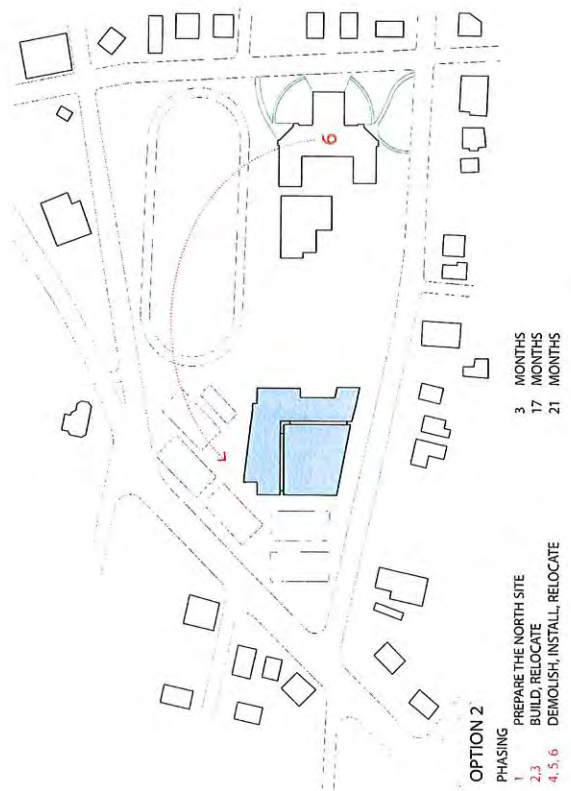
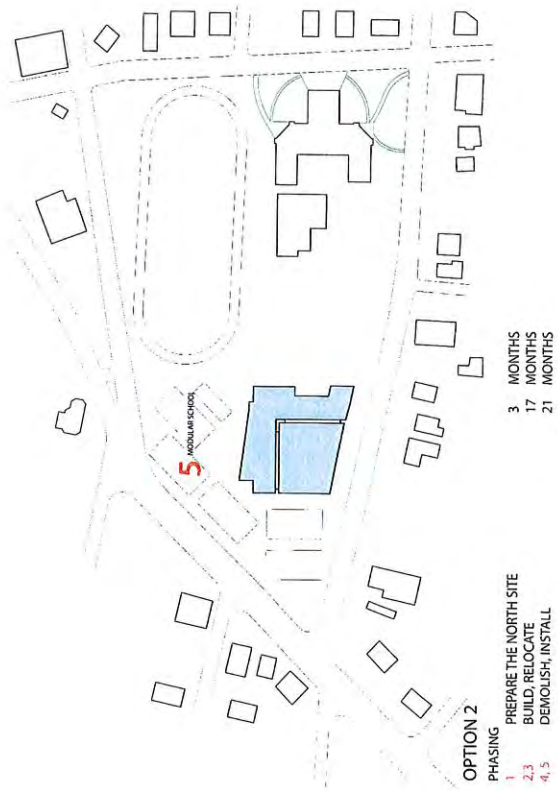
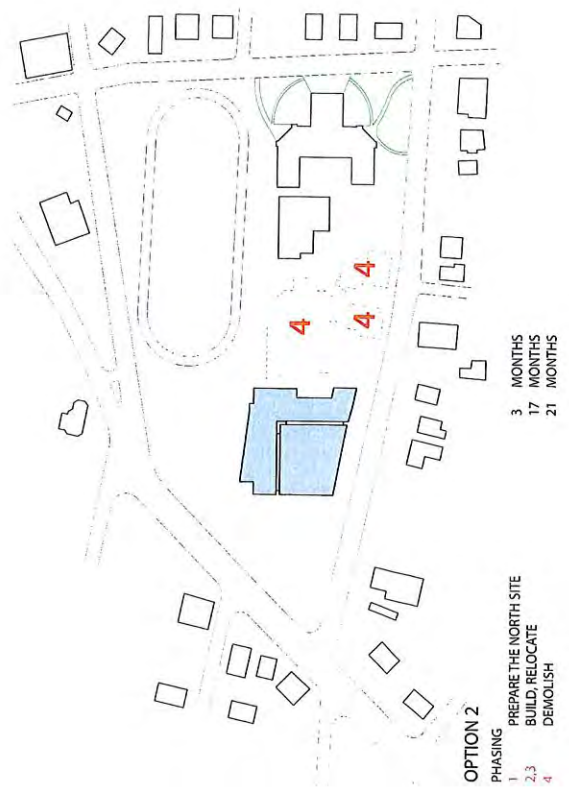
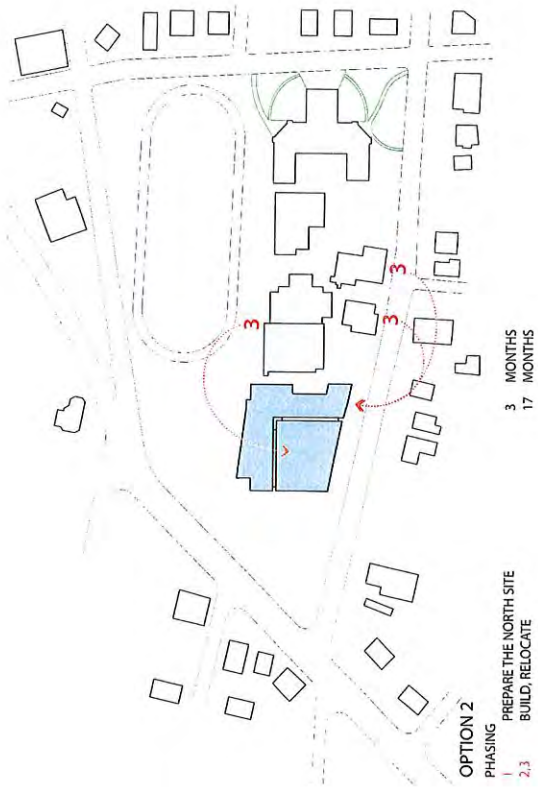


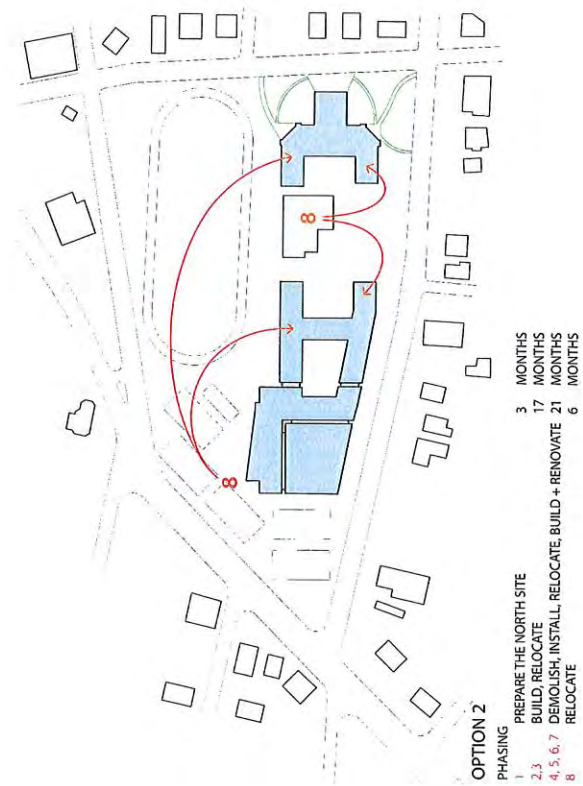
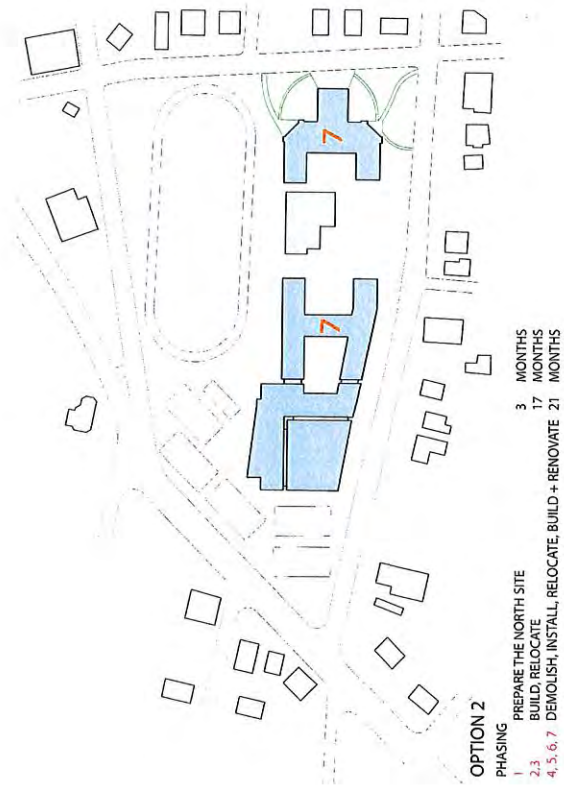
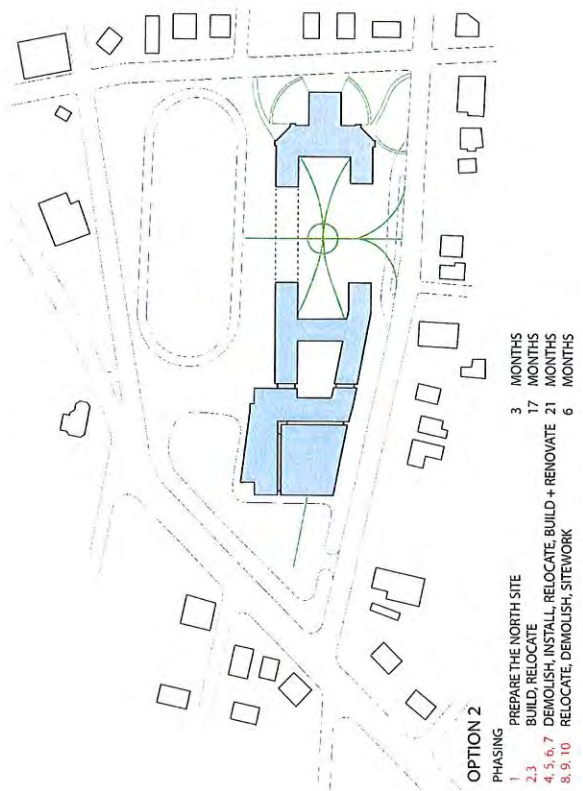
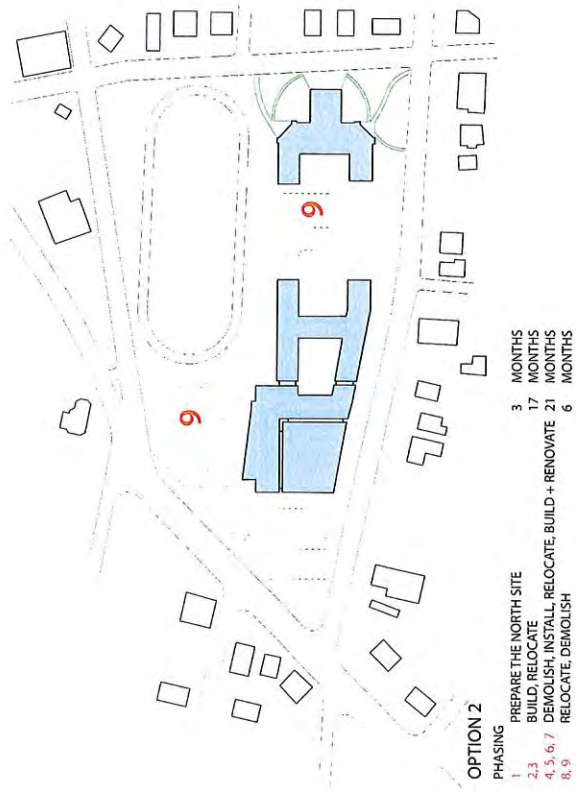
OPTION 2 – ORIGINAL AND NEW

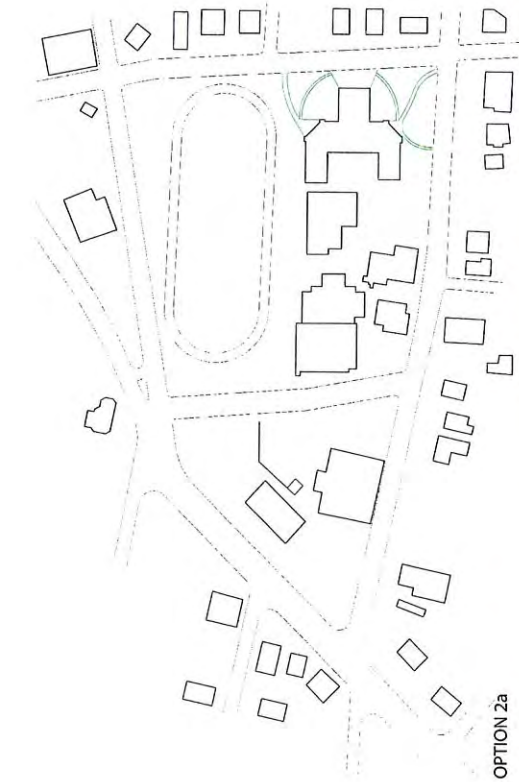
- Keep the character of the original building, and build all else new.
- Address all program, physical, and code deficiencies.



INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Throughout	2	47 Months (1/2021)	Yes, for 21 months

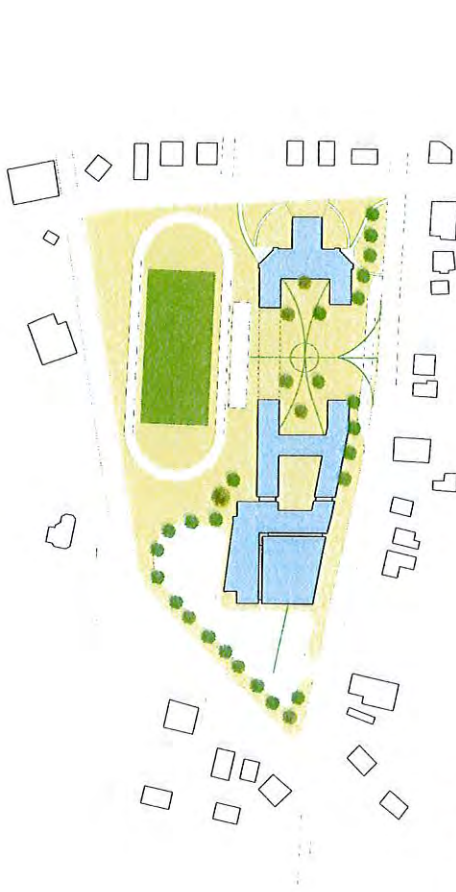






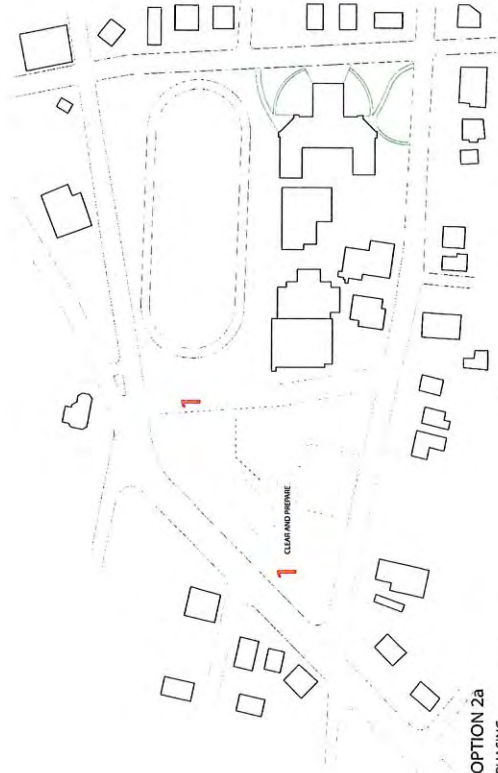
OPTION 2a

INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Always	3	60 Months (3/2022)	No



OPTION 2

INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Throughout	2	47 Months (1/2021)	Yes, for 21 months



OPTION 2a

PHASING

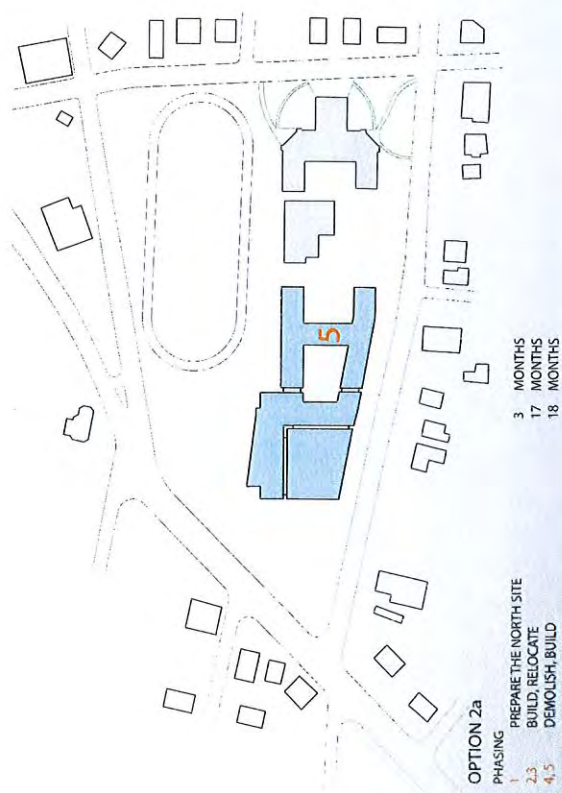
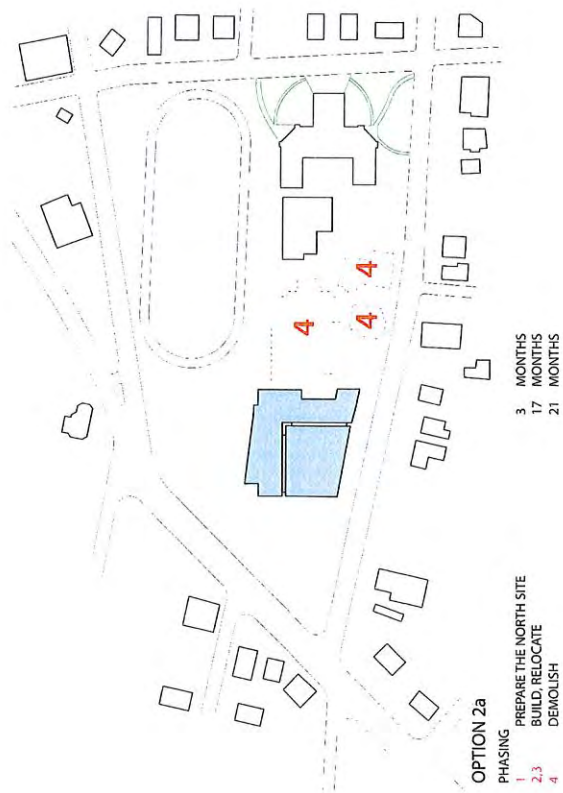
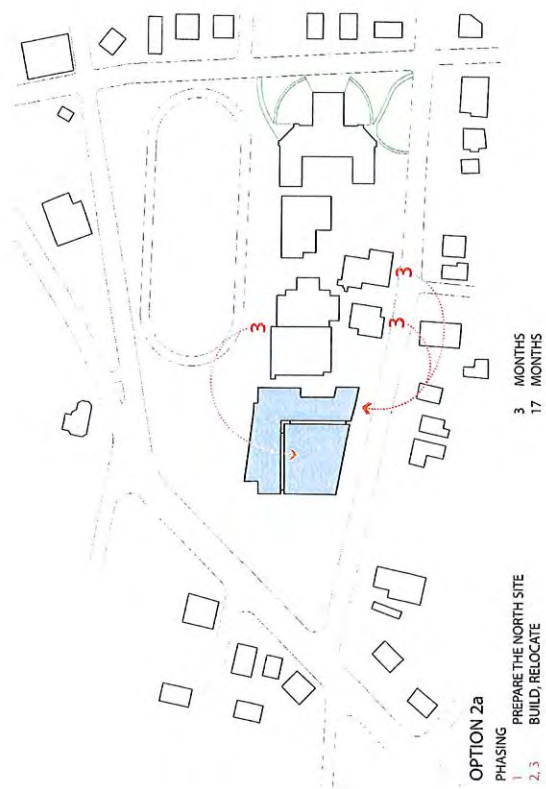
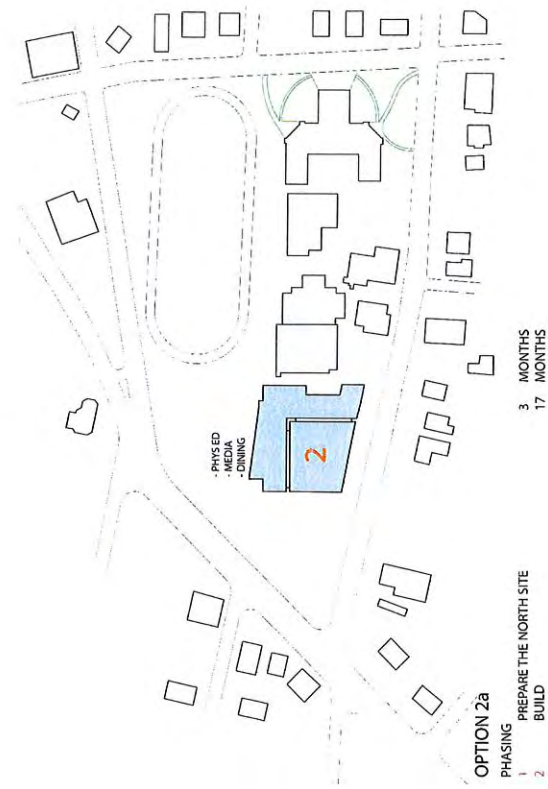
1 PREPARE THE NORTH SITE

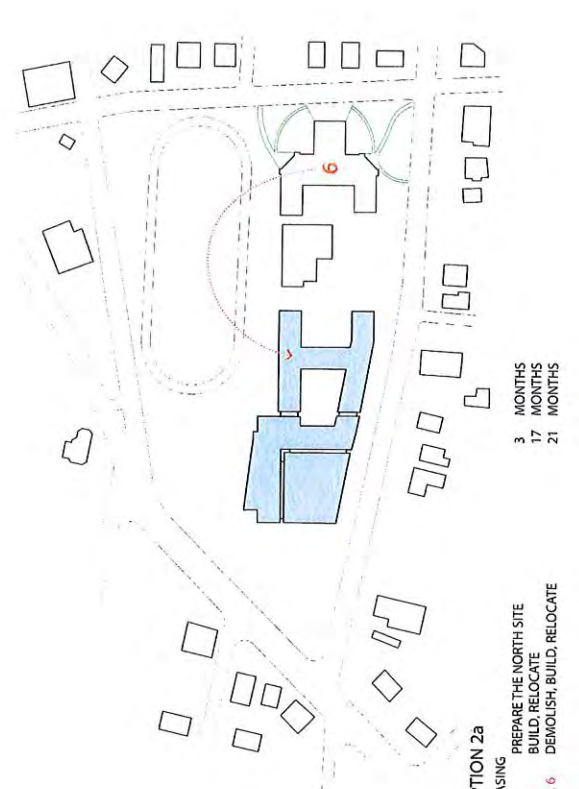
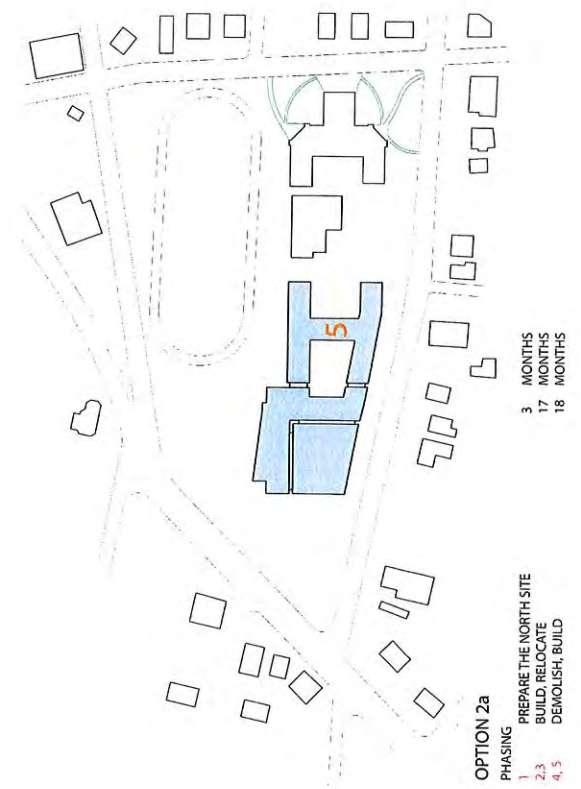
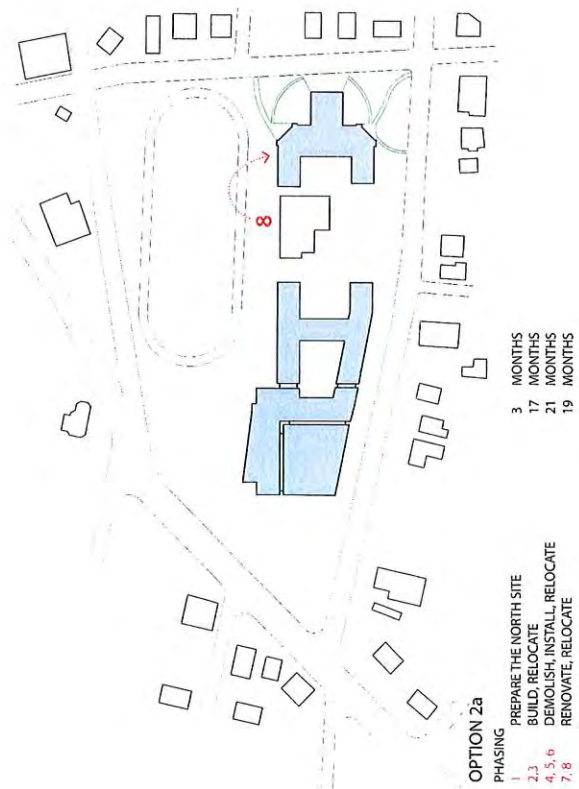
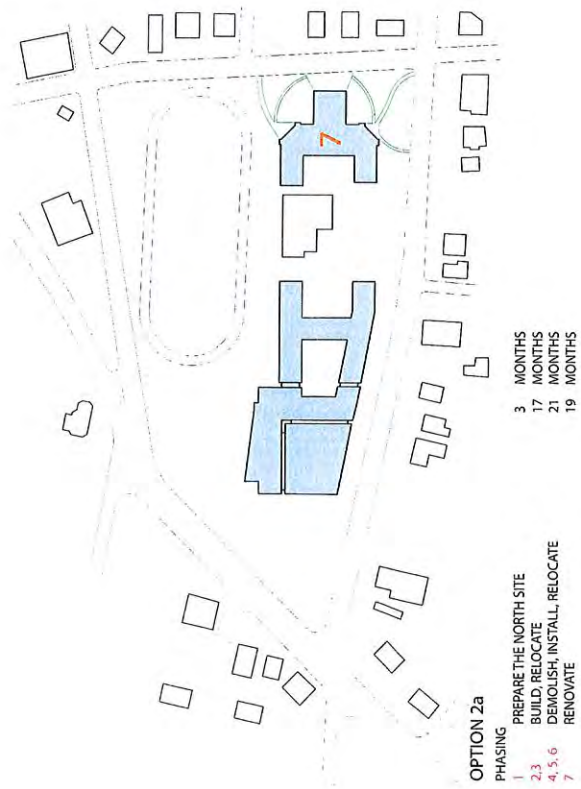
3 MONTHS

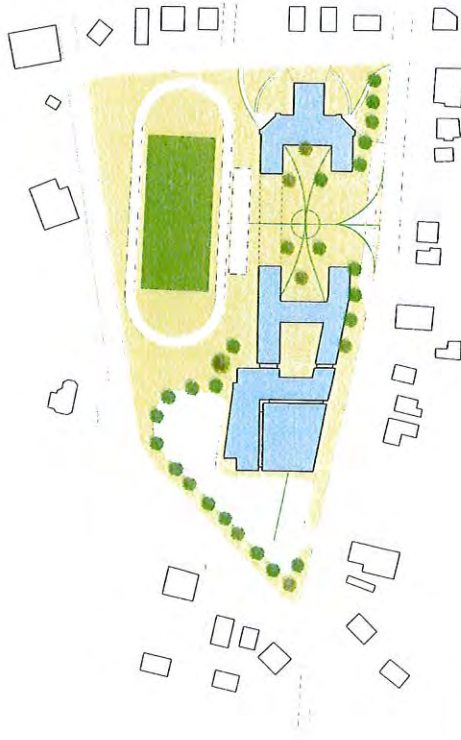
OPTION 2a – ORIGINAL AND NEW

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







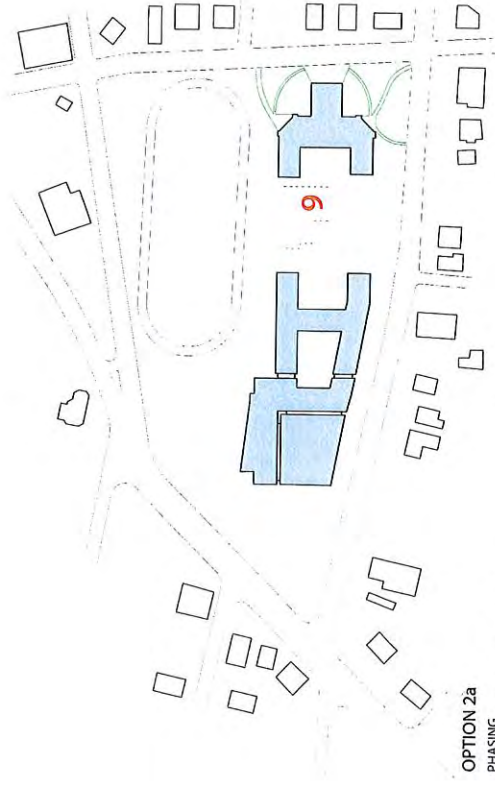


OPTION 2a

INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Always	3	60 Months (3/3022)	No

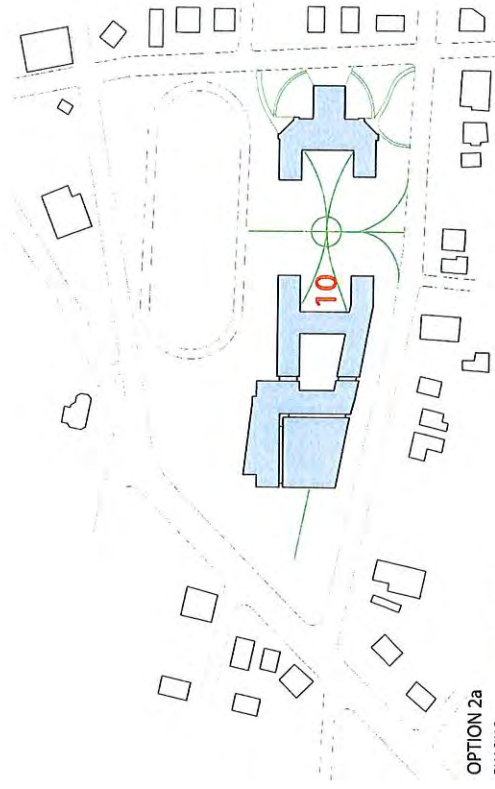
OPTION 3 – ALL NEW BUILDINGS

- 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.



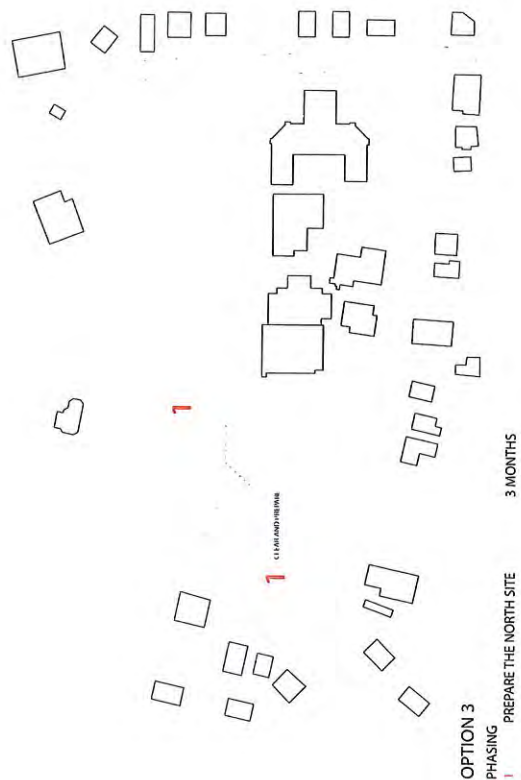
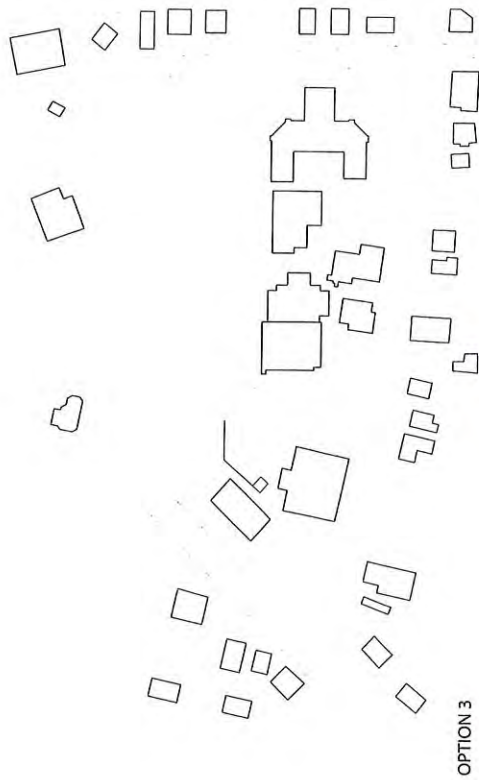
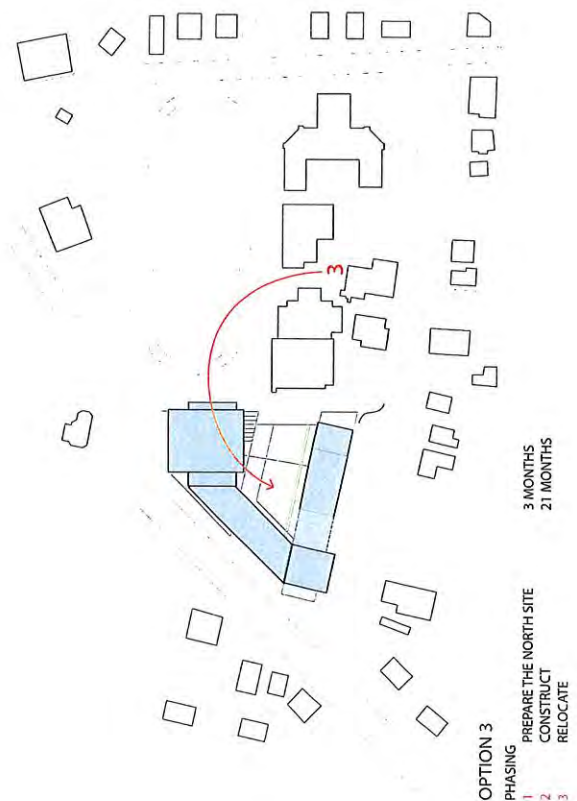
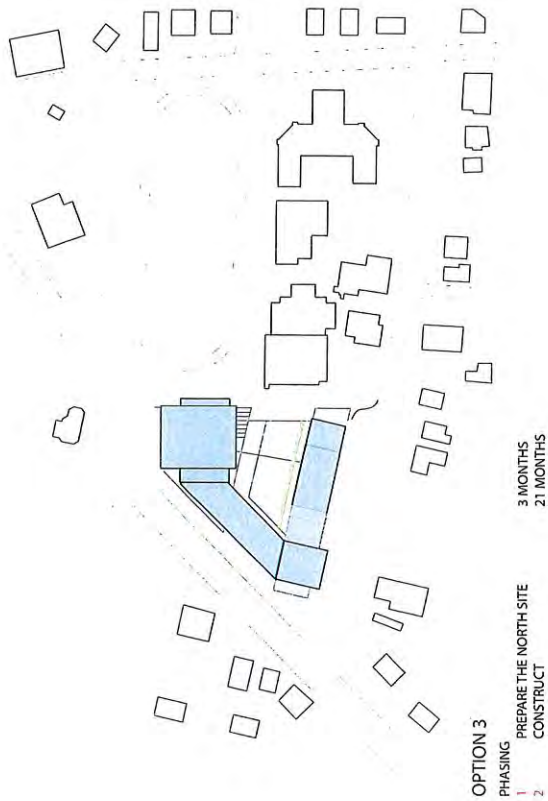
OPTION 2a

PHASING		
1	PREPARE THE NORTH SITE	3 MONTHS
2,3	BUILD RELOCATE	17 MONTHS
4,5,6	DEMOLISH INSTALL RELOCATE	21 MONTHS
7,8,9	RENOVATE RELOCATE DEMOLISH	19 MONTHS



OPTION 2a

PHASING		
1	PREPARE THE NORTH SITE	3 MONTHS
2,3	BUILD, RELOCATE	17 MONTHS
4,5,6	DEMOLISH, INSTALL, RELOCATE	21 MONTHS
7,8,9,10	RENOVATE, RELOCATE, DEMOLISH, SITEWORK	19 MONTHS



INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
No	Always	1	32 Months (10/2019)	No



OPTION 3

OPTION 3
PHASING
1 PREPARE THE NORTH SITE
2 CONSTRUCT
3, 4 RELOCATE, DEMOLISH

3 MONTHS
21 MONTHS
3 MONTHS

OPTION 4 – RENOVATION AND NEW

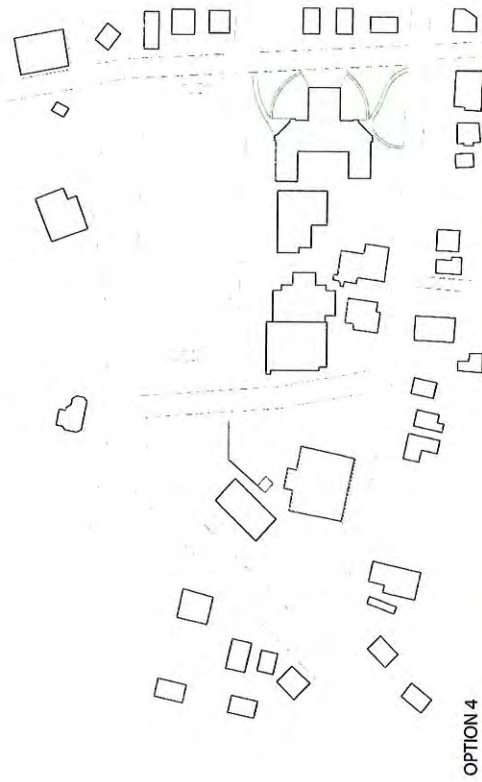
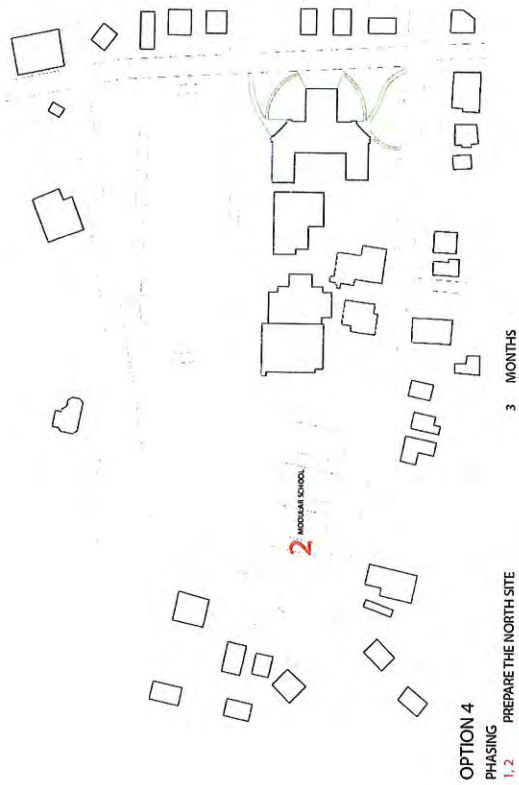
- Develop a combination of renovated and new buildings.
- Keep buildings which have character.
- Create a tighter overall campus.



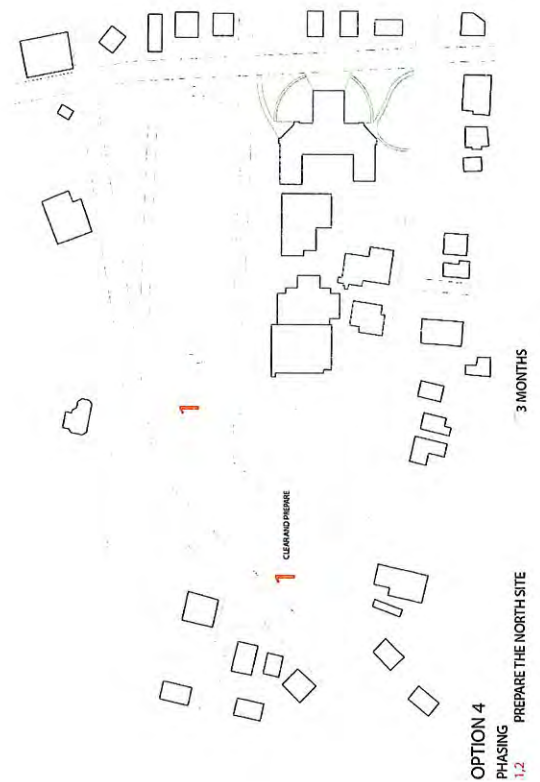
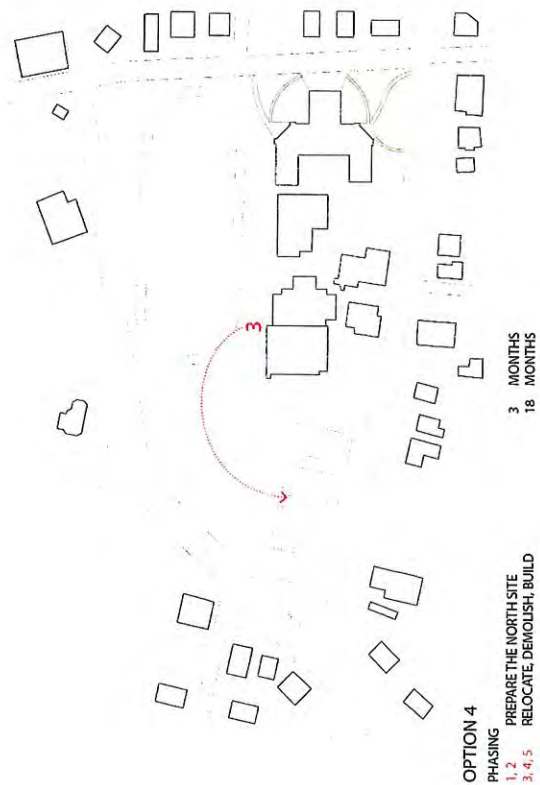
OPTION 3
PHASING
1 PREPARE THE NORTH SITE
2 CONSTRUCT
3, 4 RELOCATE, DEMOLISH
5 SITEWORK

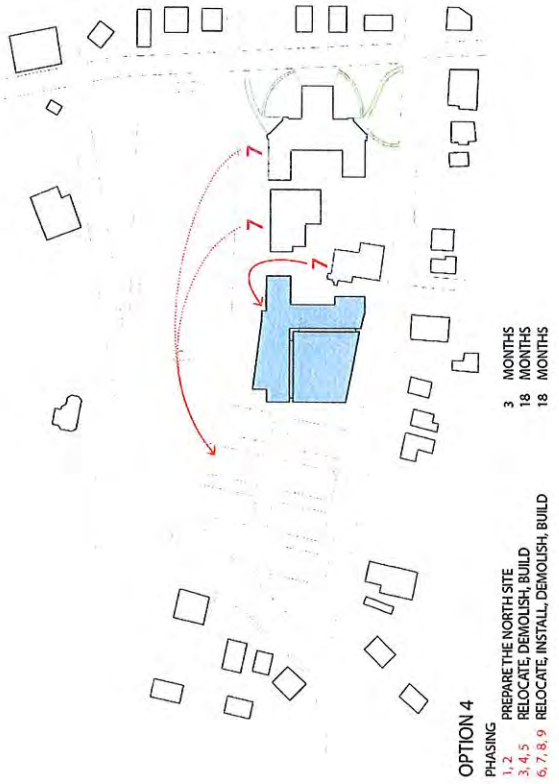
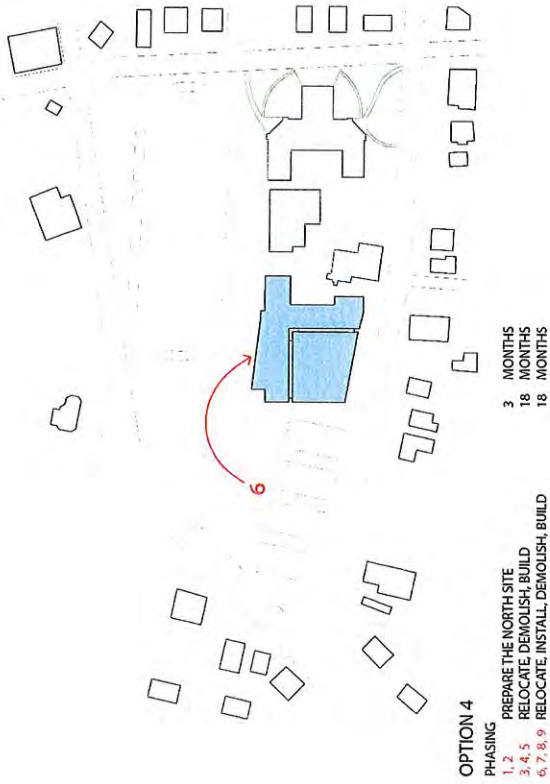
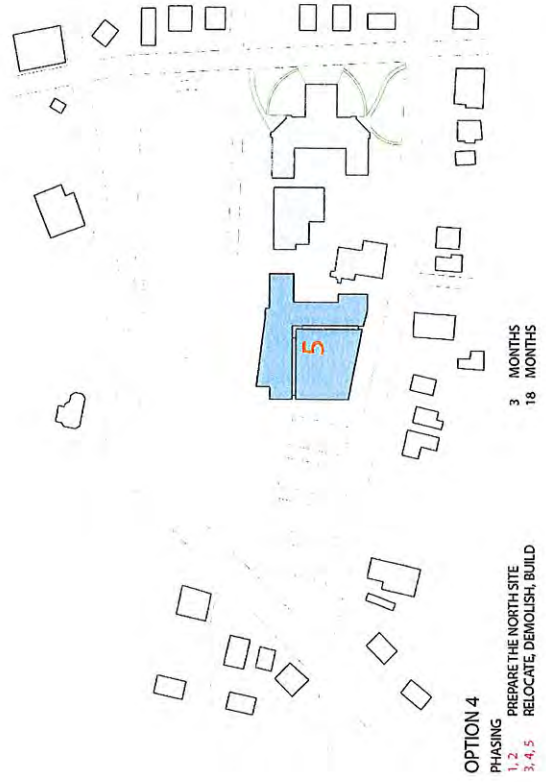
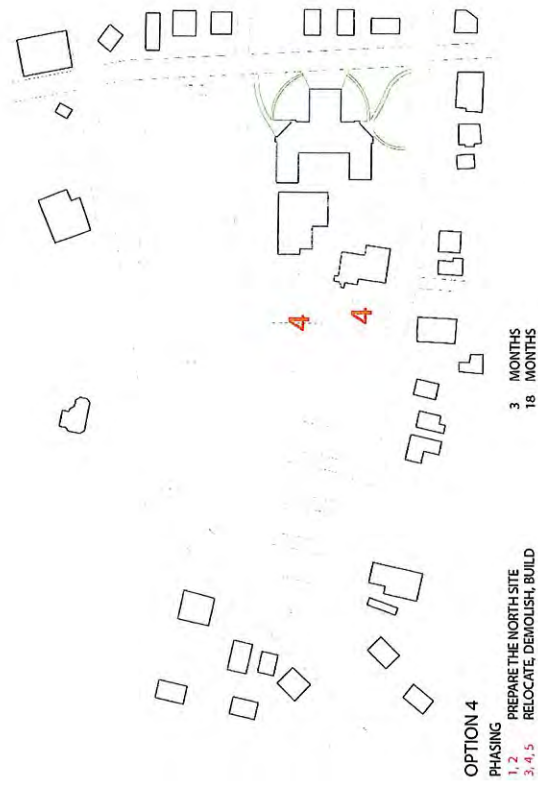
3 MONTHS
21 MONTHS
3 MONTHS
5 MONTHS
32 MONTHS

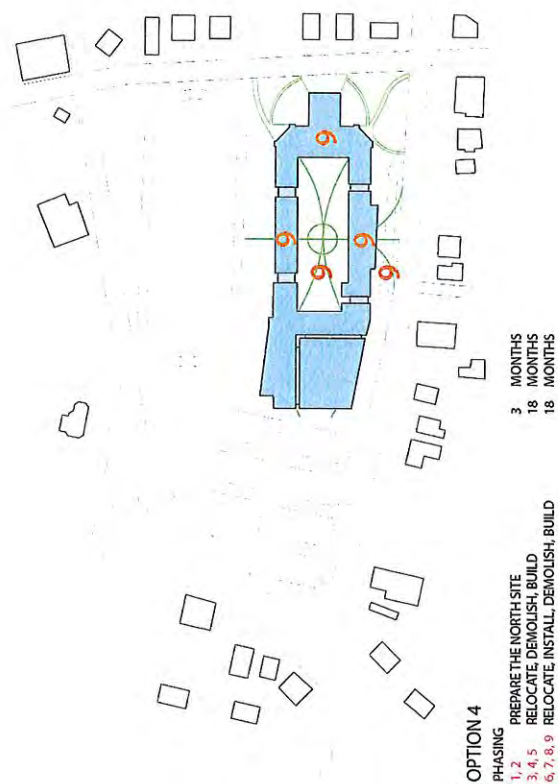
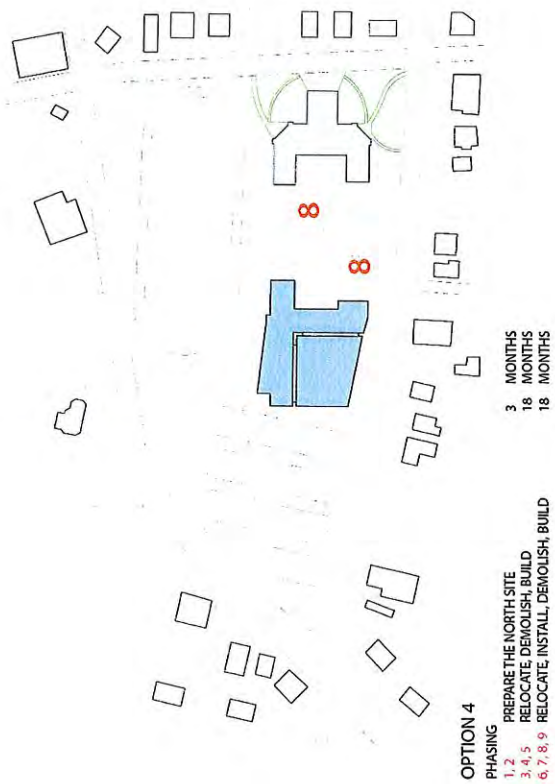
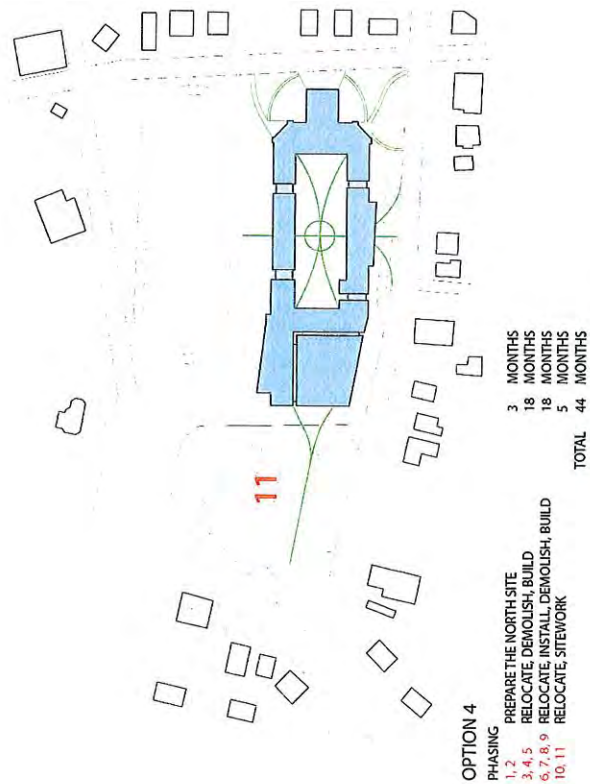
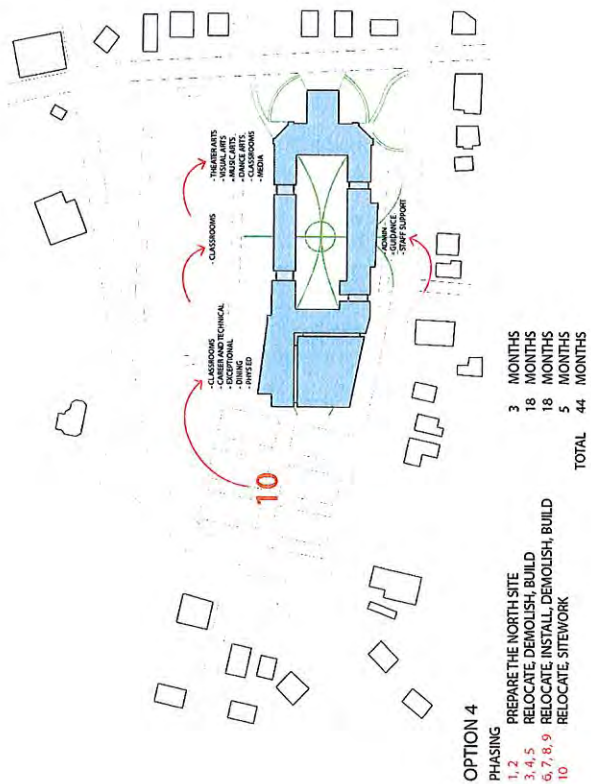
TOTAL



INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Not for 1.5 Years	2	44 Months (10/2020)	Yes, for 36 months



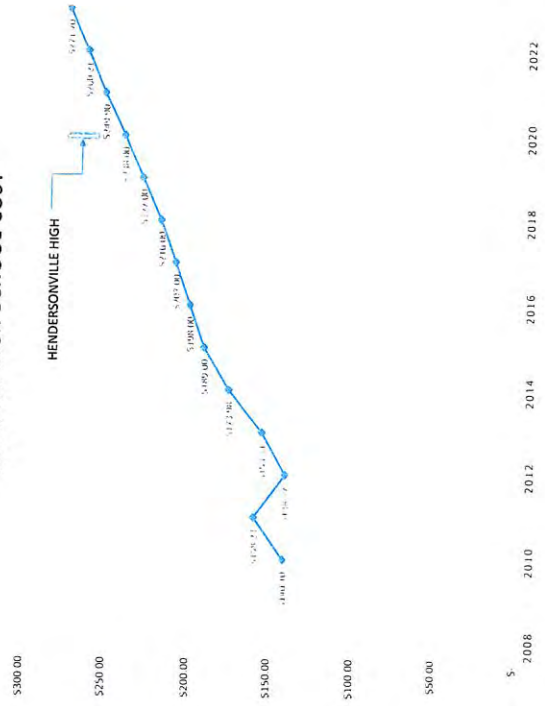




BUDGET SUMMARY



AVERAGE HIGH SCHOOL COST



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

OPTION 4

INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
Yes	Not for 1.5 Years	2	44 Months (10/2020)	Yes, for 36 months

Option	INCORPORATE EXISTING	GYMNASIUM ON CAMPUS	# NEW BLDG. PHASES	LENGTH CONSTRUCTION	MODULAR VILLAGE
1	Yes	Not for 1.5 Years	2	32 Months (5/2020)	Yes, for 32 Months
2	Yes	Throughout	2	47 Months (1/2021)	Yes, for 21 Months
2A	Yes	Throughout	3	60 Months (3/2022)	No
3	No	Throughout	1	32 Months (10/2019)	No
4	Yes	Not for 1.5 Years	2	44 Months (10/2020)	Yes, for 36 months



Conceptual Budgeting - Option 1 - Hendersonville High									
Phase 1 - Clear and Prepare the Site									
Escalation-Assumed construction complete by 5/2017									
	3.8 acres	@	\$ 250,000.00						\$ 947,021.35
	20.0 month	@	.37% per month	7.400%					70,079.58
Phase 2 - Install Modular School									
Escalation-Assumed construction complete by 5/2017									
	1 Village	@	\$ 2,089,626.67						\$ 2,089,626.67
	20.0 month	@	.37% per month	7.400%					154,632.37
Phase 3 - Relocate									
Escalation-Assumed construction complete by 11/2018									
	2 months								
Phase 4 - Renovate Existing Buildings	77,482 sf	@	\$ 190.00						\$ 14,722,530.00
Phase 4 - Construct New Buildings	16,476 sf	@	\$ 198.00						\$ 3,262,848.00
Phase 4 - Sitework	2 acres	@	\$ 250,000.00						\$ 500,000.00
Phase 5 - Relocate									
Escalation-Assumed construction complete by 11/2018									
	29.0 month	@	.37% per month	10.730%					1,983,416.68
Phase 6 - Relocate									
Escalation-Assumed construction complete by 5/2020									
	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						\$ 6,568,270.00
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									
Escalation-Assumed construction complete by 5/2020									
	3 months	@	\$ 50,000.00						\$ 200,000.00
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									\$ 2,388,626.16
Bonds and Insurance									\$ 42,199,062.22
Grand Total Construction costs									\$ 42,199,062.22
Owner Contingency									\$ 3,426,563.85
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)									\$ 5,139,845.78
Commissioning agent									\$ 428,320.48
Furniture, fixture, equipment									\$ 1,615,000.00
Technology/ Equipment									\$ 600,000.00
Total Project costs									\$ 54,044,778.26

OPTION 2 – CONCEPTUAL BUDGETING
DETAIL



Conceptual Budgeting Summary Sheet - Hendersonville High									
Option 1									Cost/SF
Grand Total Construction Costs	\$	42,832,048.15							
Overall Project Costs	\$	54,044,778.26							
Length of Project		39 months							
Option 2									
Grand Total Construction Costs	\$	43,394,995.38							
Overall Project Costs	\$	52,612,694.55							
Length of Project		47 months							
Option 2a									
Grand Total Construction Costs	\$	47,132,852.16							
Overall Project Costs	\$	57,238,765.55							
Length of Project		60 months							
Option 3									
Grand Total Construction Costs	\$	41,491,744.94							
Overall Project Costs	\$	50,402,298.32							
Length of Project		32 months							
Option 4									
Grand Total Construction Costs	\$	44,378,356.00							
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	
\$4.51 Million Escalation	
\$3.89 Million Escalation	
\$5.15 Million Escalation	
\$1.73 Million Modular Village	

OPTION 1 – 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				
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	@	\$ 7.00		\$ 149,940.00				
Phase 9 - Demolish Existing Vocational	21,400 sf	@	\$ 250,000.00		\$ 750,000.00				
Phase 10 - Remaining Sitework	3 acres	@	.37% per month	24.575%	\$ 3,047,566.88				
Escalation-Assumed construction complete by 3/2023	67.5 month	@							
Sub total					\$ 43,807,837.31				
Overhead and Profit					\$ 2,628,470.24				
Sub total					\$ 46,436,307.55				
Bonds and Insurance					\$ 696,544.61				
Grand Total Construction costs					\$ 47,132,852.16				
Owner Contingency					\$ 2,356,642.61				
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					\$ 5,655,942.26				
Commissioning agent					\$ 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



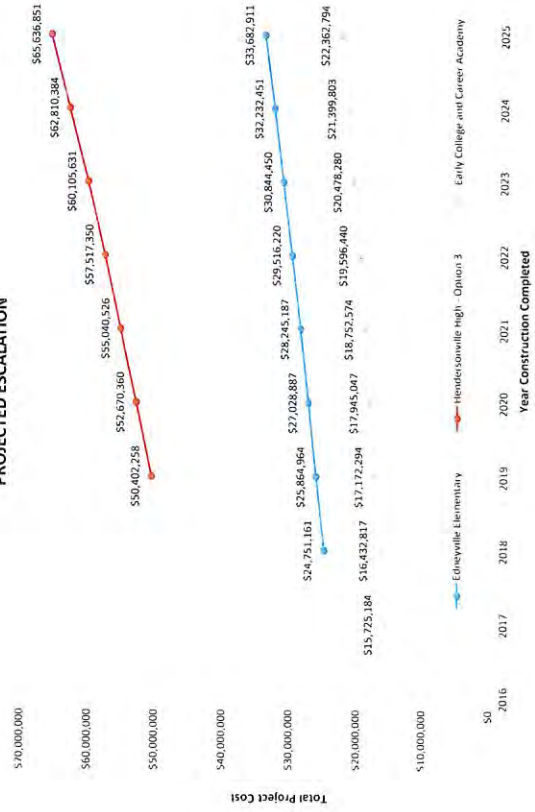
Conceptual Budgeting - Option 2 - Hendersonville High									
Phase 1 - Clear and Prepare the Site	3.8 acres	@	\$ 300,000.00		\$ 1,136,425.62				
Escalation-Assumed construction complete by 5/2017	20.0 month	@	.37% per month	7.400%	\$ 84,095.50				
Phase 2 - Construct the new Phys Ed, Media, Dining Facility	58,000 sf	@	\$ 205.00		\$ 11,890,000.00				
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 8 - Relocate	44,013 sf	@	\$ 194.00		\$ 8,558,522.00				
Escalation-Assumed construction complete by 7/2020	47.5 month	@	.37% per month	17.575%	\$ 3,712,821.80				
Phase 9 - Relocate	2 months	@	\$ 7.00		\$ 149,940.00				
Phase 10 - Remaining Sitework	21,400 sf	@	\$ 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					\$ 2,418,347.17				
Sub total					\$ 42,724,133.38				
Bonds and Insurance					\$ 640,862.00				
Grand Total Construction costs					\$ 43,364,995.38				
Owner Contingency					\$ 2,168,269.77				
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					\$ 5,205,799.45				
Commissioning agent					\$ 433,649.95				
Furniture, fixture, equipment	161,500 sf	@	\$ 8.00		\$ 1,292,000.00				
Technology/ Equipment					\$ 150,000.00				
Total Project costs					\$ 52,612,694.53				

OPTION 2A – 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 months	@	.37% per month	7.400%	\$ 84,095.50
Phase 2 - Install Modular School	3 Village	@	\$ 1,044,813.33		\$ 1,044,813.33
Escalation-Assumed construction complete by 5/2017	20 months	@	.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	28,740 sf	@	\$ 205.00		\$ 5,740,000.00
Phase 6 - Construct New Buildings	32,000 sf	@	\$ 194.00		\$ 6,208,000.00
Escalation-Assumed construction complete by 11/2018	29 months	@	.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 - Stitework	2 acres	@	\$ 250,000.00		\$ 500,000.00
Phase 10 - Relocate	3 months				
Escalation-Assumed construction complete by 5/2020	47 months	@	.37% per month	17.390%	\$ 3,504,820.94
Phase 11 - Remaining Stitework	3 acres	@	\$ 250,000.00		\$ 750,000.00
Escalation-Assumed construction complete by 10/2020	58.5 months	@	.37% per month	21.645%	\$ 162,337.50
Sub total					\$ -41,247,658.71
Overhead and Profit				6.0%	\$ 2,474,859.32
Sub total					\$ -43,722,518.13
Bonds and Insurance				1.5%	\$ 655,837.71
Grand Total Construction costs					\$ -44,376,356.00
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

PROJECTED ESCALATION



OPTION 4 – CONCEPTUAL BUDGETING DETAIL



Total Project Cost

Henderson County Public Schools where tomorrow begins



CLARK NEXSEN

Henderson County PUBLIC SCHOOLS

SCHOOL FACILITIES REPORT

2015

THE BRICK AND MORTAR OF EDUCATION

ELEMENTARY

Atkinson
Bruce Drysdale
Clear Creek
Dana
Edneyville
Etowah
Fletcher
Glenn C. Marlow
Hendersonville
Hillandale
Mills River
Sugarloaf
Upward

MIDDLE

Apple Valley
Flat Rock
Hendersonville
Rugby

HIGH

East Henderson
Hendersonville
North Henderson
West Henderson
Balfour Ed. Center

SCHOOL CAPACITY

A school's capacity is the number of students it holds on an average school day.

HOW IT'S MEASURED

Each school's capacity is measured annually using the years' Average Daily Membership (ADM) – or the average number of students in attendance 20 days after the start of each school year. Using a kindergarten growth coefficient based on the past eight years of matriculation numbers through all other grades and current ADM numbers, administrators can project expected growth of a school's average daily attendance in future years. These numbers and school-specific trends are illustrated in **Figures 1–21** in the following pages.

It should be noted that several elementary schools house Pre-K classes. While the children in Pre-K aren't included in the school ADM numbers, they are using classroom space. Numbers of classrooms used for Pre-K is indicated in the profile of each elementary school.

UNDERSTANDING THE CHARTS

Some of the plot points in **Figures 1–19** are green, some are yellow, and still others are red. The plot points in green denote an ADM number that is safely within the **state's capacity** – an approximate number of students that the building can accommodate efficiently. For instance, a school allotted a state's capacity of 780 students would be "in the green" if its ADM was 710 during a school year. Yellow plot points denote an ADM number that is within a 48-student range of the state's capacity for the school year. Using the same example school with a state capacity of 780, the school would be "in the yellow" if its ADM number was anywhere from 732 to 789 during a school year. Plot points in red denote an ADM greater than the state capacity for the given school year, thus putting that school's capacity "in the red."

Note that the report does not include a listing for Henderson County Early College High, as the school is located on the Blue Ridge Community College campus.

ATKINSON ELEMENTARY



ESTABLISHED: 1981
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 20 acres
PRE-K: none
MOBILE UNITS ON SITE: 2
WATER: municipal
SEWER: municipal*

ROOM TO GROW?

While Atkinson Elementary School's general capacity is expected to remain within the 48-student range of the state's capacity of 408 students on average through the 2019-20 school years (see Fig. 1), its cafeteria and administration areas are considered insufficiently sized. With room for 320 students, the kitchen/dining area is not large enough to efficiently accommodate the state's student capacity of 408 – or even 48 students within that range (360 to 408 students). Additional administrative offices and at least four additional classrooms are recommended to further meet the needs of students.

Predicted Growth of Average Daily Attendance

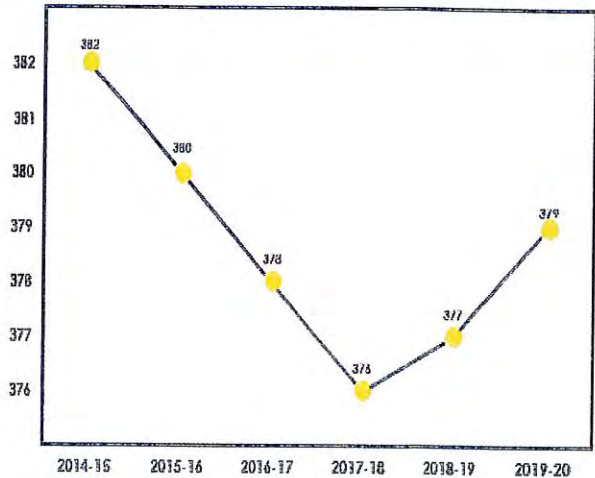
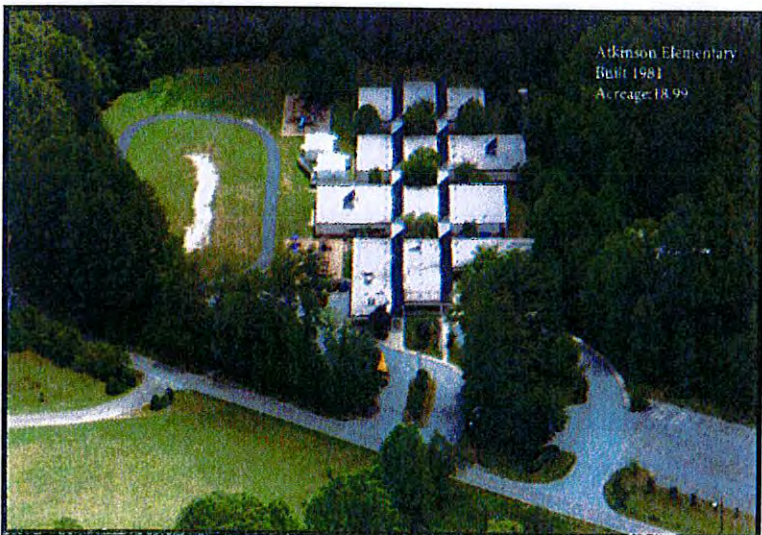


Fig. 1



aerial view of
ATKINSON ELEMENTARY

* Hendersonville Water & Sewer anticipates functionality Aug. 2015

BRUCE DRYSDALE ELEMENTARY



ESTABLISHED: 1960

ADDITIONS: One two-story building in 1971; gym in 1992; enclosed walkways in 2014

RENOVATIONS: 1992

SITE SIZE: 6.11 acres

PRE-K: 1

MOBILE UNITS ON SITE: 2

WATER: municipal

SEWER: municipal

ROOM TO GROW?

While Bruce Drysdale Elementary School's classroom size will suffice and its general capacity will likely remain within the 48-student range of the state's capacity of 491 average students through the 2015-16 school year, the school's enrollment is expected to exceed its classroom capacity in the 2016-17 school year and beyond (see Fig. 2). Both the Art and Speech teachers are housed in mobile units on campus, and six additional classrooms are recommended to further meet the needs of students. It should also be noted that the basement is not handicapped accessible from the first floor.

Predicted Growth of Average Daily Attendance

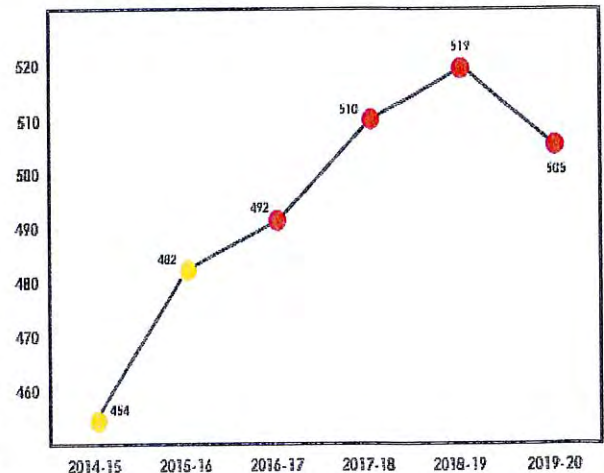
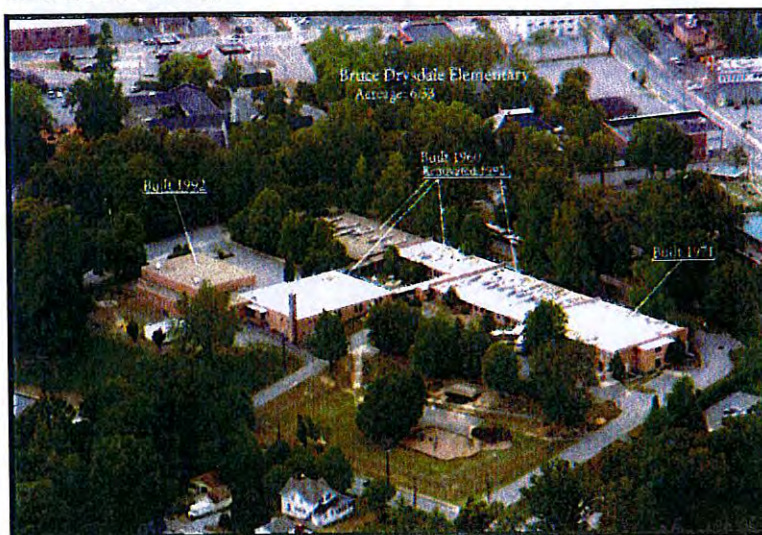


Fig. 2



aerial view of
BRUCE DRYSDALE ELEMENTARY

III CLEAR CREEK ELEMENTARY



ESTABLISHED: 2002
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 36.33 acres
PRE-K: 1
MOBILE UNITS ON SITE: 0
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Clear Creek Elementary School's size is expected to remain safely within the state's capacity of 648 students on average through the 2019-20 school year, despite an increase in average daily enrollment over the years (see Fig. 3). No major capital plans are currently recommended for the school.

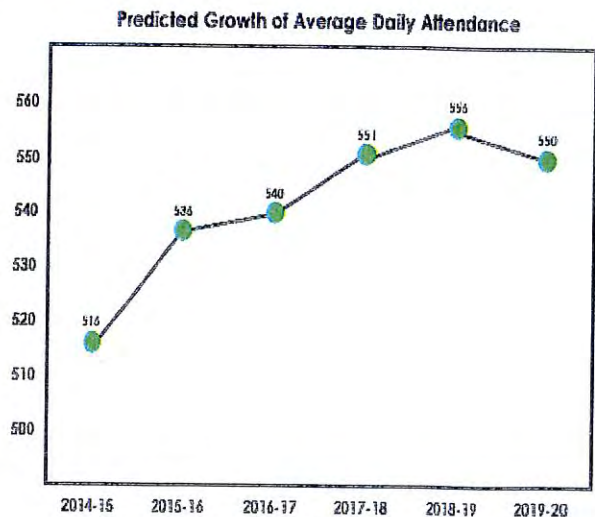
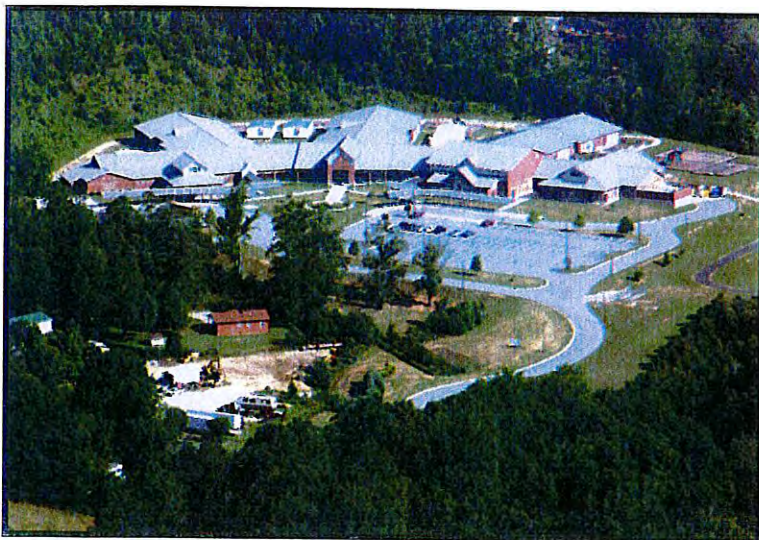


Fig. 3



aerial view of
CLEAR CREEK ELEMENTARY

DANA ELEMENTARY



ESTABLISHED: 1974

ADDITIONS: Fifth grade wing in 1978; cafeteria, two-story building, and admin offices added in 2006

RENOVATIONS: Main building (1974) renovated in 2007; 5th grade wing and Gym/Arts building renovated in 2009

SITE SIZE: 13.4 acres

PRE-K: none

MOBILE UNITS ON SITE: 0

WATER: municipal

SEWER: municipal

ROOM TO GROW?

Dana Elementary School's size is expected to remain safely within the state's capacity of 648 students on average through the 2019-20 school year, despite increases in average daily enrollment over the years (see Fig. 4). No major capital plans are currently recommended for the school.

Predicted Growth of Average Daily Attendance

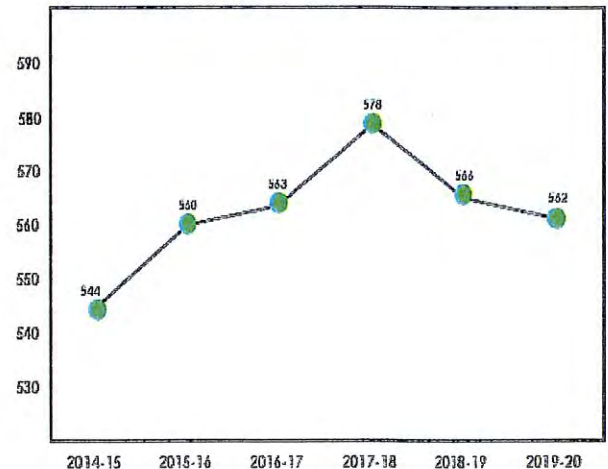
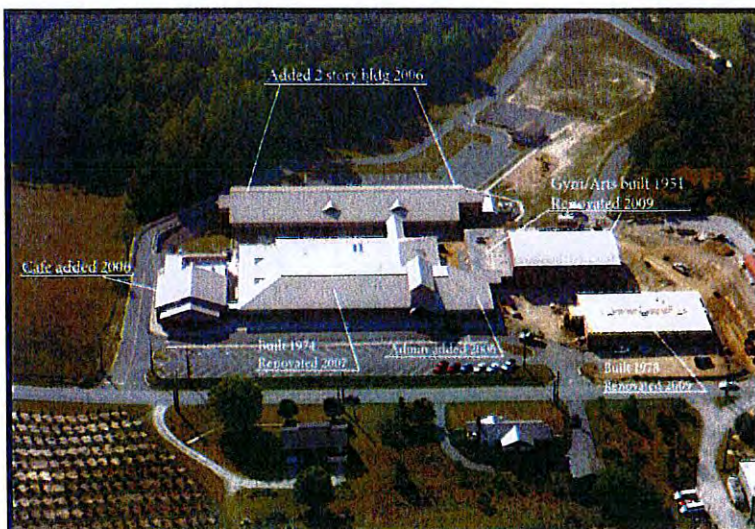


Fig. 4



aerial view of
DANA ELEMENTARY

EDNEYVILLE ELEMENTARY



ESTABLISHED: 1968

ADDITIONS: Lower building in 1975; second addition in 1981

RENOVATIONS: none

SITE SIZE: 24.2 acres

PRE-K: none

MOBILE UNITS ON SITE: 8

WATER: municipal

SEWER: on-site

ROOM TO GROW?

While Edneyville Elementary School's classroom size will suffice and its general capacity will likely remain within the 48-student range of the state's capacity of 512 average students through the 2016-17 school year, the school's enrollment is expected to exceed its classroom capacity in the 2017-18 school year (see Fig. 5). The media and administrative office areas are considered insufficiently sized; the computer room currently shares space with the Media Center (library). The main building, built in 1968, is not connected to the lower building, which is a safety concern. Updates to the school's HVAC system and failing pipes from the 1960s are needed,

Predicted Growth of Average Daily Attendance

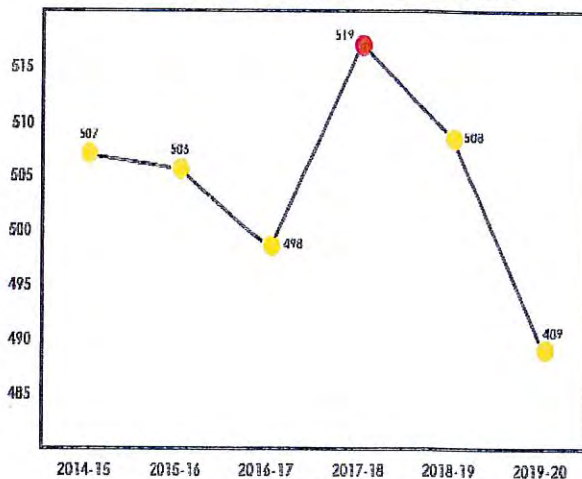


Fig. 5

and the on-site sewer system is a concern.



aerial view of
EDNEYVILLE ELEMENTARY

ETOWAH ELEMENTARY



ESTABLISHED: 1951

ADDITIONS: Primary building in 1986; second addition (main building) in 2002

RENOVATIONS: none

SITE SIZE: 11.2 acres

PRE-K: none

MOBILE UNITS ON SITE: 0

WATER: municipal

SEWER: municipal

ROOM TO GROW?

Etowah Elementary School's size is expected to remain safely within the state's capacity of 564 students on average through the 2019-20 school year, despite an expected increase in enrollment in the upcoming 2015-16 school year (see Fig. 6). No major capital plans are currently recommended for the school.

Predicted Growth of Average Daily Attendance

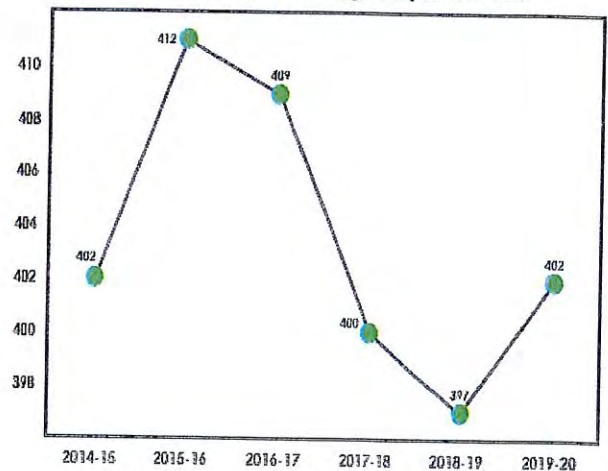


Fig. 6



aerial view of
ETOWAH ELEMENTARY

FLETCHER ELEMENTARY



ESTABLISHED: 2001
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 19.67 acres
PRE-K: none
MOBILE UNITS ON SITE: 0
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Fletcher Elementary School's size is expected to remain safely within the state's capacity of 648 students on average through the 2019-20 school year, despite an expected increase in enrollment in the upcoming 2015-16 school year and another in 2018-19 (see Fig. 7). No major capital plans are currently recommended for the school.

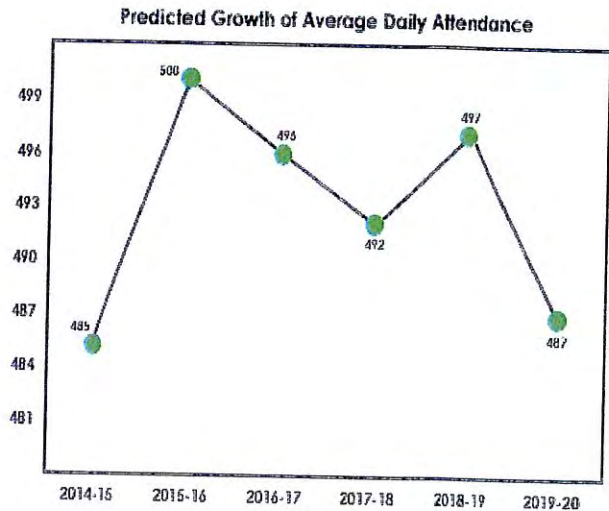
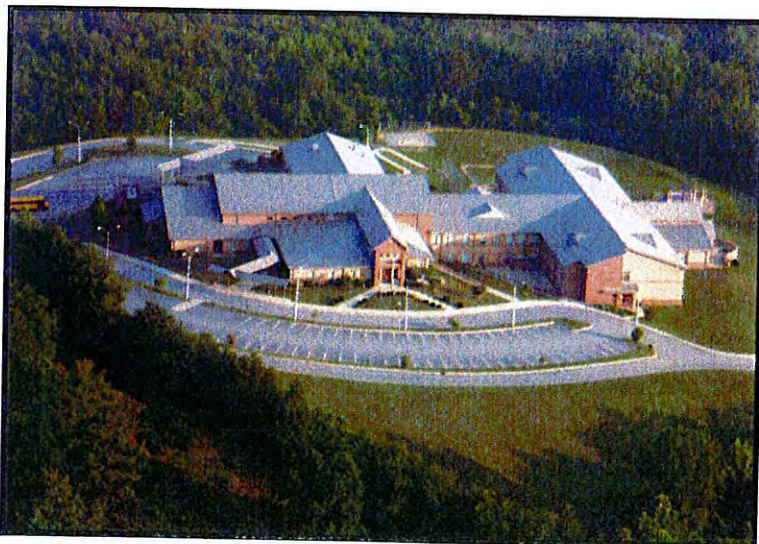


Fig. 7



aerial view of
FLETCHER ELEMENTARY

|| GLENN C. MARLOW ELEMENTARY



ESTABLISHED: 1999
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 24.39 acres
PRE-K: 1
MOBILE UNITS ON SITE: 0
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Glenn C. Marlow Elementary School's size is expected to remain safely within the state's capacity of 616 students on average through the 2019-20 school year, despite an expected increase in enrollment in the 2016-17 school year (see **Fig. 8**). No major capital plans are currently recommended for the school.

Predicted Growth of Average Daily Attendance

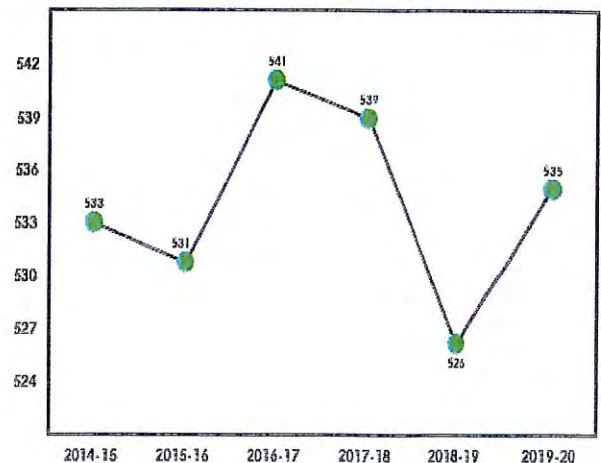


Fig. 8



aerial view of
GLENN C. MARLOW ELEMENTARY

HENDERSONVILLE ELEMENTARY



ESTABLISHED: 1971
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 13.2 acres
PRE-K: none
MOBILE UNITS ON SITE: 4
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Hendersonville Elementary School is already above capacity, with average daily student attendance 15.4 percent higher than the state's capacity of 382 students on average. Though enrollment is expected to decrease over the years, the average number of students expected to attend Hendersonville Elementary remains above the state capacity (see Fig. 9). Eight new classrooms (one per grade with two self-contained classrooms) and additional resource rooms are recommended. It should also be noted that the administrative office area is considered insufficiently sized.

Predicted Growth of Average Daily Attendance

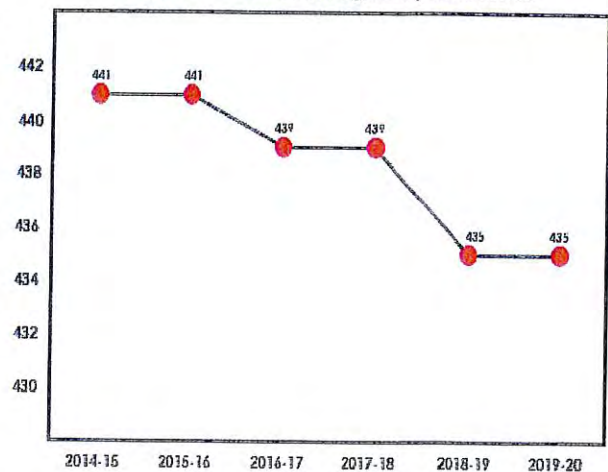
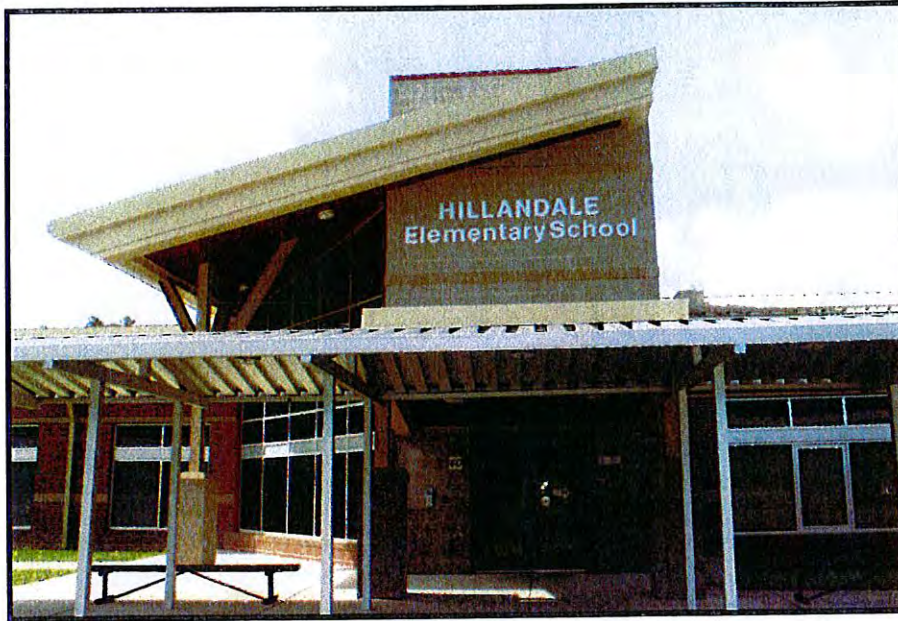


Fig. 9



aerial view of
HENDERSONVILLE ELEMENTARY

HILLANDALE ELEMENTARY



ESTABLISHED: 2009
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 20 acres
PRE-K: 1
MOBILE UNITS ON SITE: 0
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Hillandale Elementary School's size is expected to remain safely within the state's capacity of 700 students on average through the 2019-20 school year, despite an expected increase in enrollment in the 2016-17 school year (see Fig. 10). No major capital plans are currently recommended for the school.

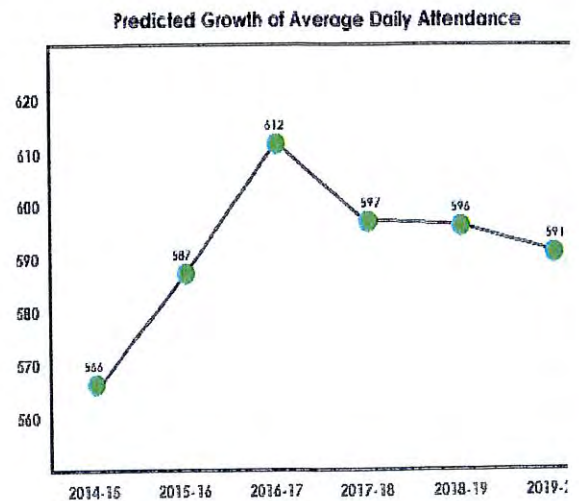
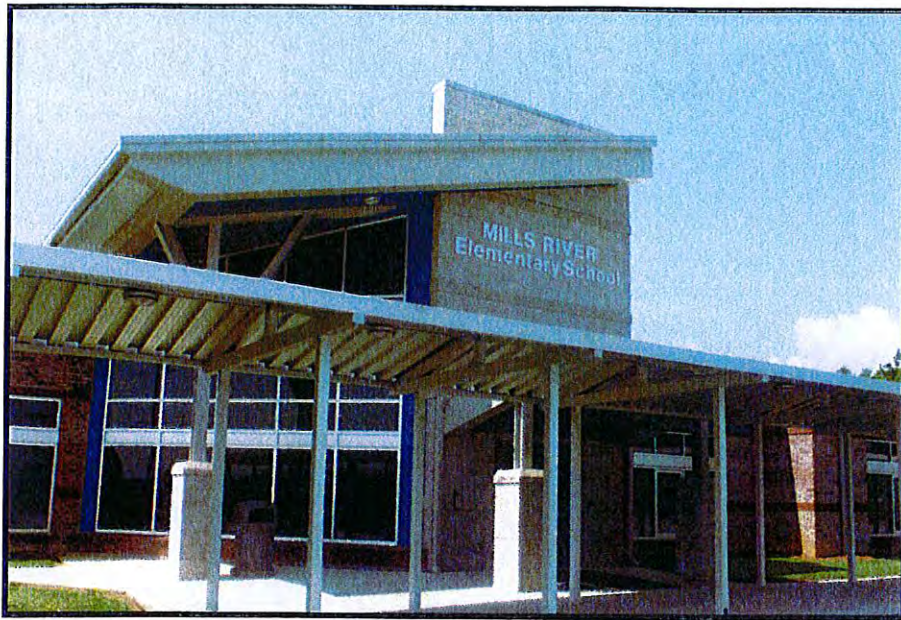


Fig. 10



aerial view of
HILLANDALE ELEMENTARY

MILLS RIVER ELEMENTARY



ESTABLISHED: 2009
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 13.2 acres
PRE-K: 1
MOBILE UNITS ON SITE: 0
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Mills River Elementary School's size is expected to remain safely within the state's capacity of 700 students on average through the 2019-20 school year, and will likely see a decrease in enrollment through the 2016-17 school years (see Fig. 11). No major capital plans are currently recommended for the school.

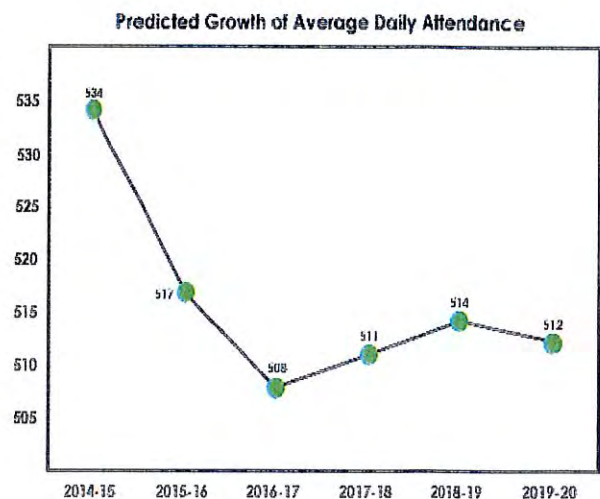
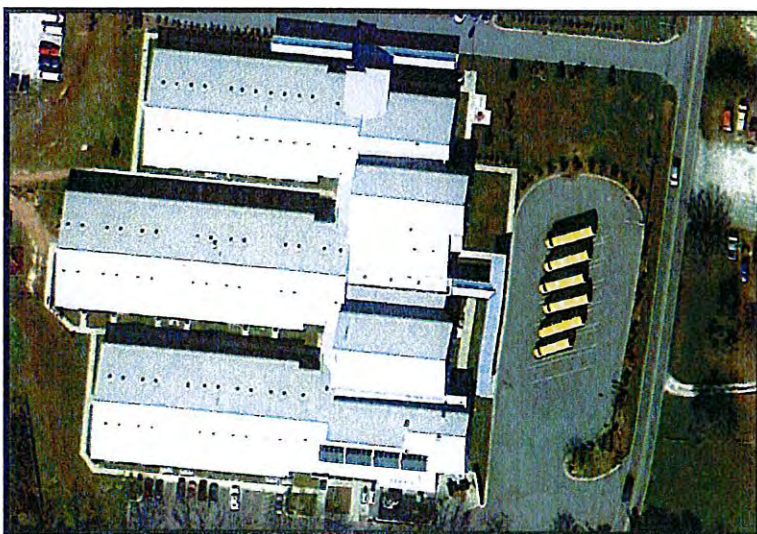


Fig.11



aerial view of
MILLS RIVER ELEMENTARY

SUGARLOAF ELEMENTARY



ESTABLISHED: 2008
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 33 acres
PRE-K: 2
MOBILE UNITS ON SITE: 0
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Sugarloaf Elementary School's size is expected to remain safely within the state's capacity of 648 students on average through the 2019-20 school year, despite an expected increase in enrollment in the 2016-17 school year and another spike in 2018-19 (see Fig. 12). No major capital plans are currently recommended for the school.

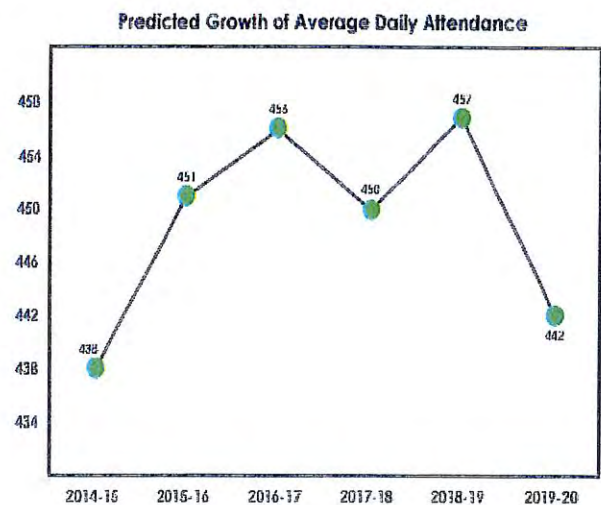
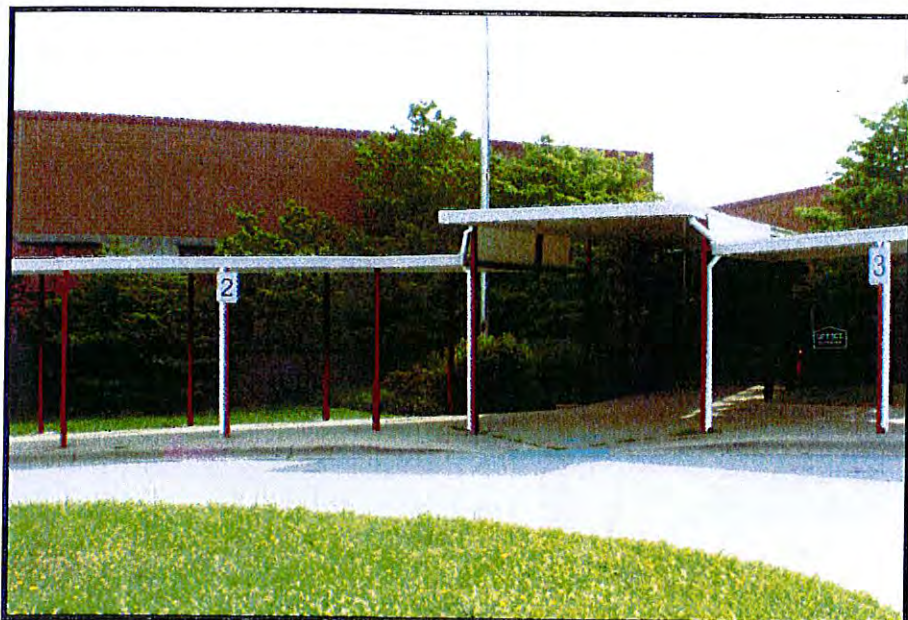


Fig. 12



aerial view of
SUGARLOAF ELEMENTARY

UPWARD ELEMENTARY



ESTABLISHED: 1992
ADDITIONS: none
RENOVATIONS: none
SITE SIZE: 33 acres
PRE-K: none
MOBILE UNITS ON SITE: 0*
WATER: municipal
SEWER: municipal

ROOM TO GROW?

While Upward Elementary School's general capacity is expected to remain within the 48-student range of the state's capacity of 512 students on average through the 2019-20 school years (see **Fig. 13**), its cafeteria and administration areas are considered insufficiently sized. With room for 400 students, the kitchen/dining area is not large enough to efficiently accommodate the state's student capacity of 512 – or even 48 students within that range (464 to 512 students). Additional administrative offices and at least six additional classrooms are recommended to further meet the needs of students.

Predicted Growth of Average Daily Attendance

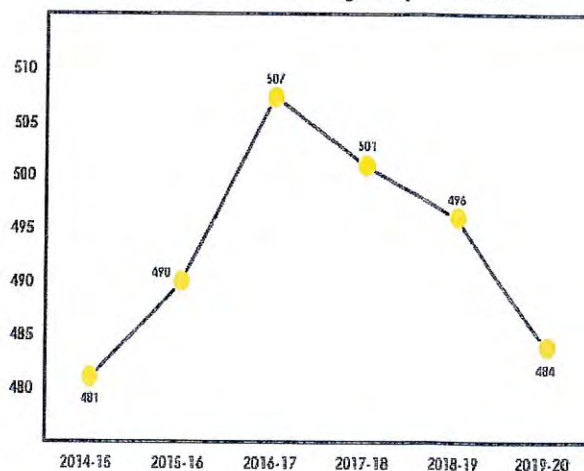


Fig.13



aerial view of
UPWARD ELEMENTARY

* Existing mobile units used for only for storage, not instruction

APPLE VALLEY MIDDLE



ESTABLISHED: 1992

ADDITIONS: One addition in 2011 – first floor for Apple Valley Middle, second floor for North Henderson High

RENOVATIONS: none

SITE SIZE: shares 93 acres with North Henderson High

MOBILE UNITS ON SITE: 0

WATER: municipal

SEWER: municipal

ROOM TO GROW?

Apple Valley Middle School's size is expected to remain safely within the state's capacity of 1,070 students on average through the 2019-20 school year, with a marked decrease in enrollment in the 2017-18 school year (see Fig. 14). No major capital plans are currently recommended for the school.

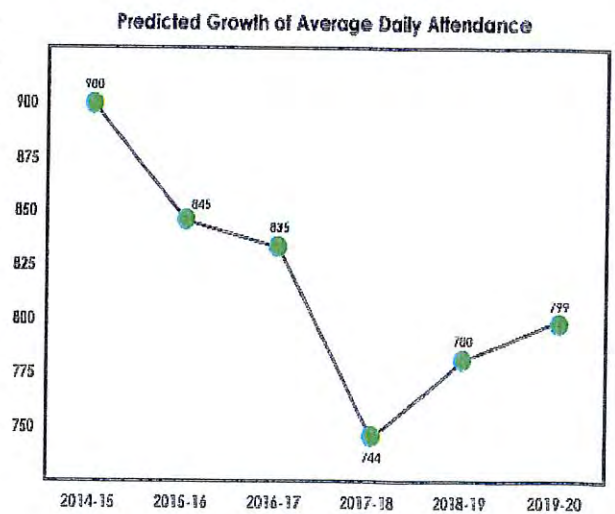
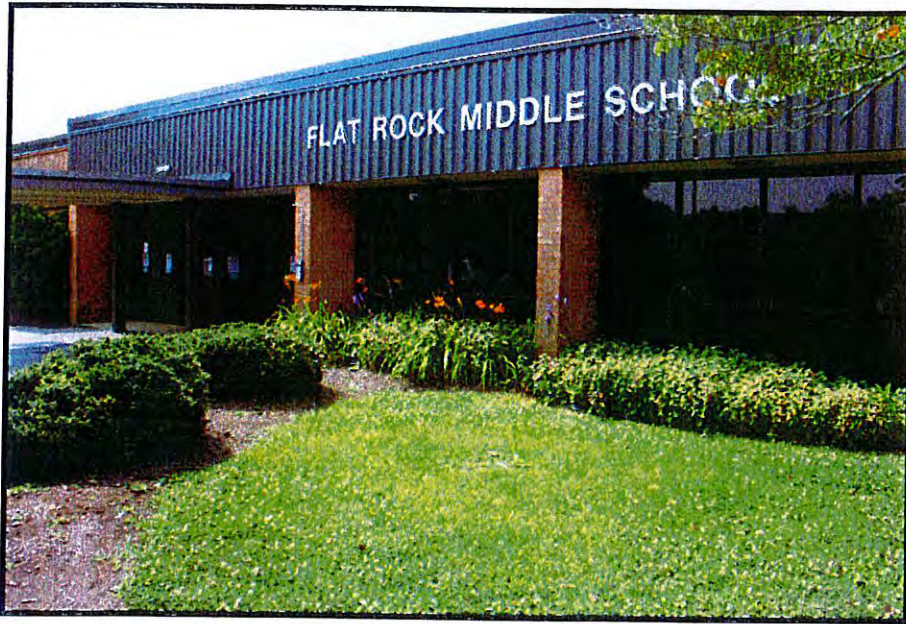


Fig. 14



aerial view of
APPLE VALLEY MIDDLE

FLAT ROCK MIDDLE



ESTABLISHED: 1972

ADDITIONS: One addition in 1975; second addition in 2004

RENOVATIONS: none

SITE SIZE: 31.6 acres

MOBILE UNITS ON SITE: 4

WATER: municipal

SEWER: municipal

ROOM TO GROW?

Flat Rock Middle School is already above capacity, with average daily student attendance 1.5 percent higher than the state's capacity of 748 students on average. As enrollment increases steadily through the 2019-20 school year (see Fig. 14), daily student attendance may be as high as 25 percent over state capacity. Ten additional classrooms are recommended, as is new plumbing and a new HVAC system – since the original air handlers are more than 40 years old and inefficient. Additional cafeteria/kitchen and media space will also be necessary in the future.

Predicted Growth of Average Daily Attendance

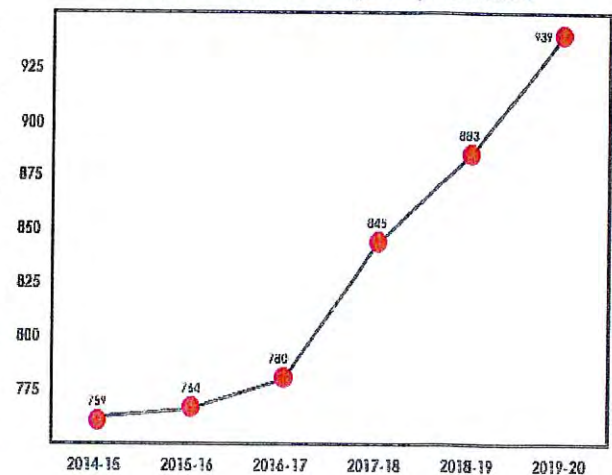
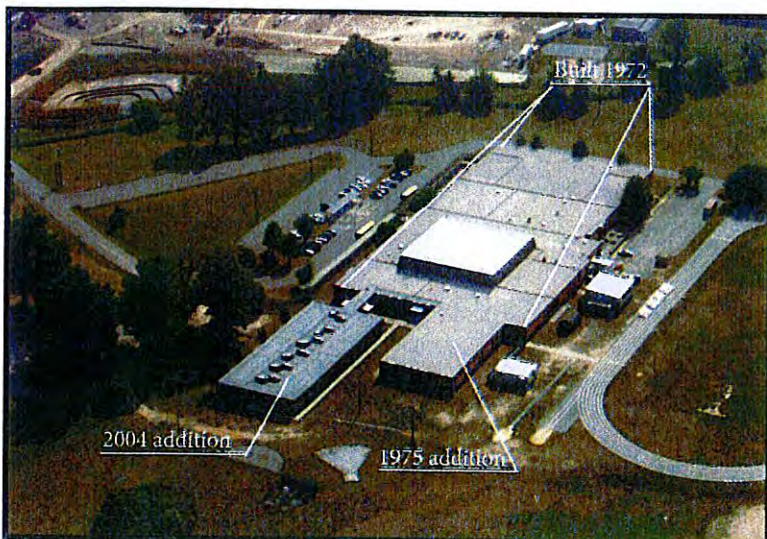


Fig.15



aerial view of
FLAT ROCK MIDDLE

HENDERSONVILLE MIDDLE



ESTABLISHED: 1951
ADDITIONS: One addition in 2005
RENOVATIONS: 2005
SITE SIZE: 15.2 acres
MOBILE UNITS ON SITE: 0
WATER: municipal
SEWER: municipal

ROOM TO GROW?

Hendersonville Middle School is currently above capacity, with average daily student attendance about 2 percent higher than the state's capacity of 602 students on average. However, enrollment is expected to decrease through the 2017-18 school year, and even when it's expected to rise in subsequent years the average daily attendance should remain 48 students within the state's capacity (see Fig. 16). No major capital plans are currently recommended for the school.

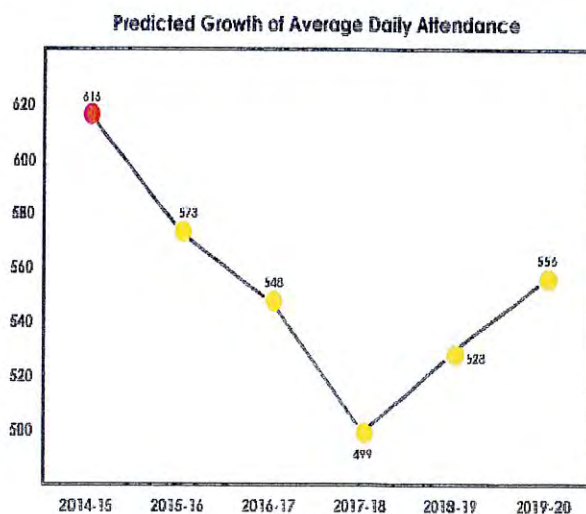


Fig. 16



aerial view of
HENDERSONVILLE MIDDLE

III RUGBY MIDDLE



ESTABLISHED: 1972

ADDITIONS: One addition in 1975; second in 2004

RENOVATIONS: none

SITE SIZE: 39.5 acres

MOBILE UNITS ON SITE: 2

WATER: municipal

SEWER: on-site

ROOM TO GROW?

Rugby Middle School is already above capacity, with average daily student attendance 11 percent higher than the state's capacity of 800 students on average. Even as enrollment decreases through the 2019-20 school year (see Fig. 17), daily student attendance is still expected to be over state capacity. Six additional classrooms are recommended, as is new plumbing and a new HVAC system – since the original air handlers are more than 40 years old and inefficient. A project connecting Rugby Middle to municipal sewer lines is in the planning stage. Additional cafeteria/kitchen and media space will also be necessary in the future.

Predicted Growth of Average Daily Attendance

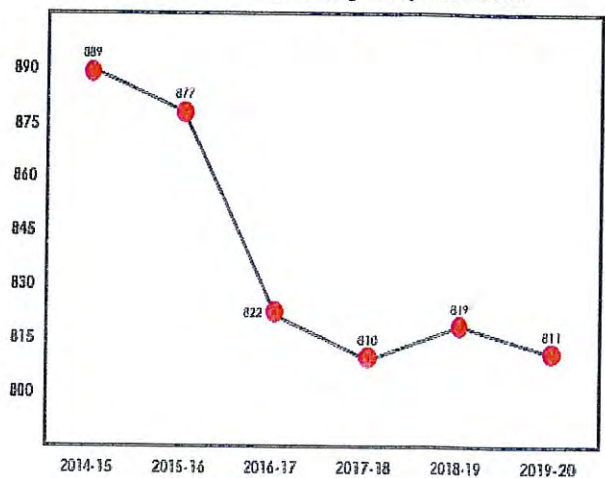


Fig.17



aerial view of
RUGBY MIDDLE

EAST HENDERSON HIGH



ESTABLISHED: 1960

ADDITIONS: One building in 1976; Gym and Arts/Media buildings in 1992; one in field house in 2008

RENOVATIONS: 1992

SITE SIZE: 41.1 acres

MOBILE UNITS ON SITE: 4

WATER: municipal

SEWER: municipal

ROOM TO GROW?

East Henderson High School's general capacity is expected to remain within the 48-student range of the state's capacity of 985 students on average through the 2017-18 school years, but exceed that number in 2018-19 with a predicted average student enrollment of 1,000 (see **Fig. 18**). Its cafeteria area is already considered insufficiently sized; with room for 840 students, the kitchen/dining area is not large enough to efficiently accommodate the state's student capacity of 985 – or even 48 students within that range (937 to 985 students). Additional classrooms and a cafeteria addition are recommended to further meet the needs of students. It's also recommended that

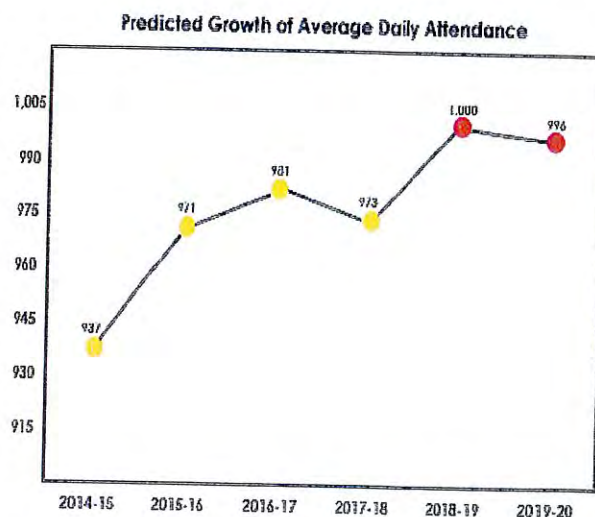
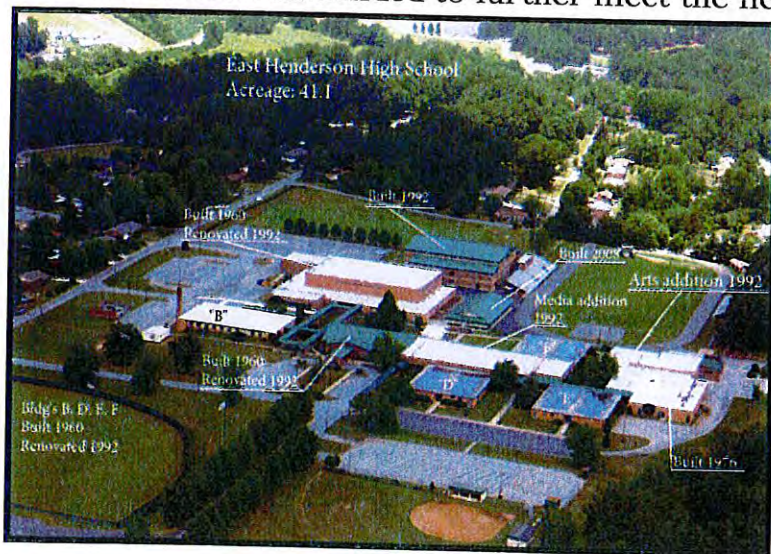


Fig. 18

the existing buildings on campus be connected to improve student safety. Consideration should also be given to installing artificial turf on the school multipurpose field.



aerial view of
EAST HENDERSON HIGH

||| HENDERSONVILLE HIGH



ESTABLISHED: 1926

ADDITIONS: Old gym/locker rooms in 1938; band room and cafeteria in 1951; vocational building in 1973; new gym in 1976; new band room in 1992

RENOVATIONS: 1992

SITE SIZE: 9.5 acres

MOBILE UNITS ON SITE: 0

WATER: municipal

SEWER: municipal

ROOM TO GROW?

Hendersonville High School's general capacity was within the 48-student range of the state's capacity of 602 students on average through the 2014-15 school year, but is expected to exceed that number in 2015-16 and continuously increase through 2017-18 – when enrollment will likely peak with a daily student attendance 10 percent higher than the state capacity (see Fig. 19). The school's Media Center (library), cafeteria and administration areas are already considered insufficiently sized; with room for 514 students, the kitchen/dining area is not large enough to efficiently accommodate the state's student capacity of 985 – or even 48 students within that range (464 to 512 students). Similarly, the media area can only hold an average of 523 students.

Predicted Growth of Average Daily Attendance

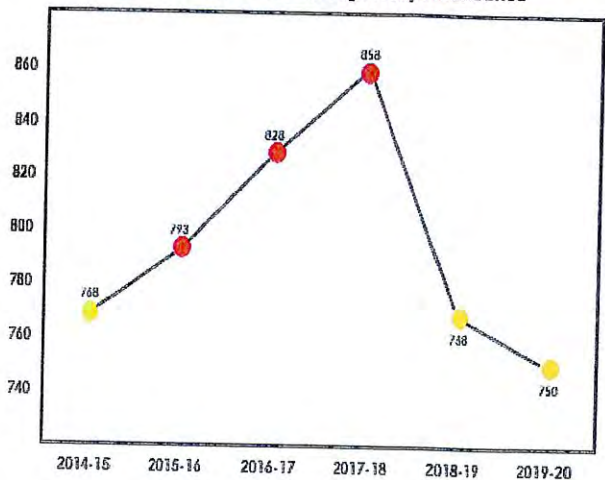
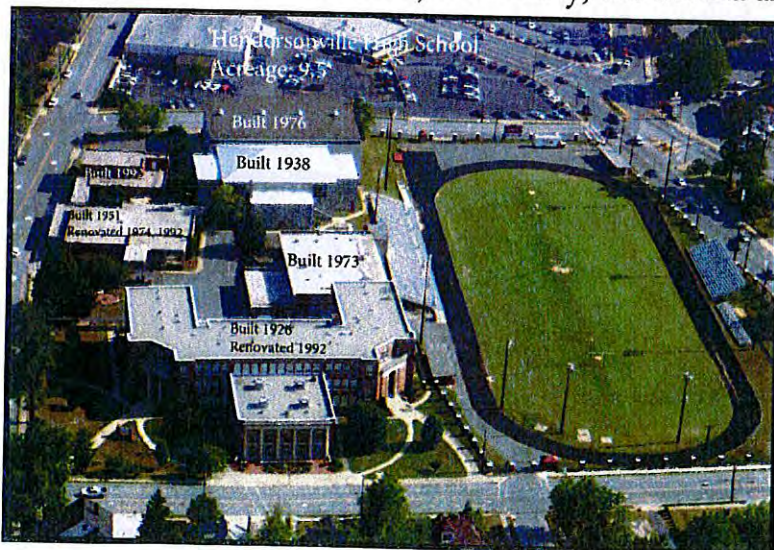


Fig.19



The main building, built in 1926, has major facility issues including the fact that classrooms don't meet the N.C. Department of Public Instruction's square footage standards. Consideration should also be given to installing artificial turf on the school multipurpose field.

aerial view of
HENDERSONVILLE HIGH

NORTH HENDERSON HIGH



ESTABLISHED: 1992

ADDITIONS: One addition in 2011 – second floor for North Henderson High, first floor for Apple Valley Middle

RENOVATIONS: none

SITE SIZE: shares 93 acres with Apple Valley Middle

MOBILE UNITS ON SITE: 0

WATER: municipal

SEWER: municipal

ROOM TO GROW?

North Henderson High School's size is expected to remain safely within the state's capacity of 1,169 students on average through the 2019-20 school year, despite a spike in enrollment in the 2017-18 school year (see Fig. 20). No major capital plans are currently recommended for the school, though consideration should be given to installing artificial turf on the school multipurpose field.

Predicted Growth of Average Daily Attendance

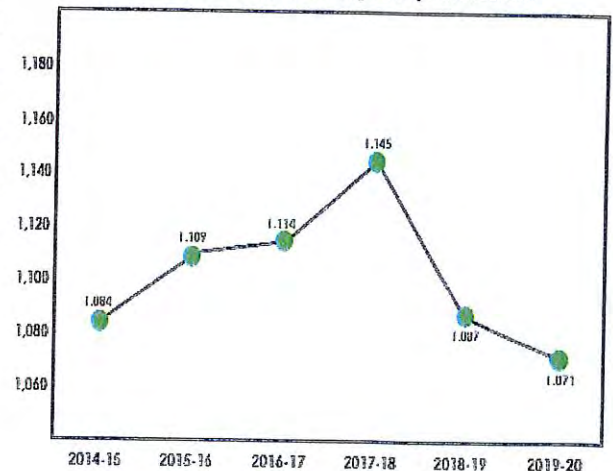
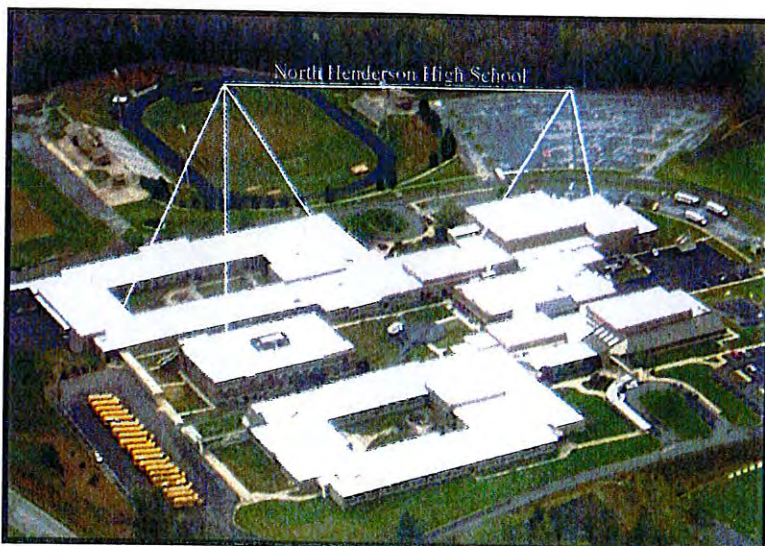


Fig. 20



aerial view of
NORTH HENDERSON HIGH

ADDITIONS: Field house in 1970; Building X in 1976; new gym and commons in 1992

SEWER: on-site

West Henderson High School is already above capacity, with average daily student attendance 4 percent higher than the state's capacity of 1,045 students on average. As enrollment increases through the 2017-18 school year (see **Fig. 21**), daily student attendance could be as much as 10.8 percent higher than state capacity. A project connecting the school to municipal sewer lines is in the planning stage, as its on-site sewage plant is outdated. It is recommended that existing buildings on campus be connected to improve student safety, and additional classrooms and cafeteria space will be necessary in the future. Consideration should also be



to be given to installing artificial turf on the school multipurpose field.



aerial view of
WEST HENDERSON HIGH

||| BALFOUR EDUCATION CENTER



ESTABLISHED: 1926

ADDITIONS: One classroom building in 1970 and one in 1984; Auto Tech building in 2007.

RENOVATIONS: none

SITE SIZE: 12.86 acres

MOBILE UNITS ON SITE: 0*

WATER: municipal

SEWER: municipal

ROOM TO GROW?

One of the district's oldest school buildings, Balfour Education Center is in desperate need of repair or replacement. The plumbing in all four main buildings is leaking, rusting pipes are causing toilets to run continuously, and some of the original galvanized culvert pipes in the storm drains have collapsed, causing sinkholes outside. Inside, the drains are too small for modern kitchen equipment and sewage continuously backs up into the buildings. In the main building, the HVAC steam pipe has rotted and leaks steam under the building, the boiler needs replacing and only one unit currently works in the cafeteria. The HVAC coils, piping and boilers in all the other buildings need replacing, and the package units on the roofs need updating. There is no central air conditioning system in the main building. The lighting throughout the buildings needs to be updated, and all roofs are out of warranty. None of the buildings meet ADA standards, nor do any of the restrooms.



aerial view of
BALFOUR EDUCATION CENTER