

9:00 a.m. PUBLIC HEARING

Sign-up Sheet

For consideration of a Historic Landmark Ordinance for Henderson County

April 15, 2015

Please Print

Name:

Address:

1.	BILL HARRER JR	598 LAKEVIEW DR
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SECTION 100
SUBGRADE

100-1 CONSTRUCTION METHODS.

(A) General:

The subgrade shall be shaped to conform to the lines and grades shown on the plans or established by the Engineer. All existing vegetation shall be stripped from the ground surface wherever shaping of the subgrade is to be done.

All unsuitable material, boulders, and all vegetative matter shall be removed and replaced with suitable material. Ditches shall be cleaned, reshaped, and maintained in a satisfactory condition until final acceptance of the project.

The Contractor shall conduct his operations in such a manner as to avoid damage to any previously constructed structures and facilities.

(B) Preparation of Subgrade:

The subgrade shall be shaped to conform to the lines and grades shown on the plans. Where the Engineer directs that areas of the subgrade are to be stabilized with aggregate, the subgrade surface in such areas will be left uniformly below grade to provide for the addition of the stabilizer material.

(C) Compaction of Subgrade:

All material to a depth of 4 inches below the finished surface of the subgrade shall be compacted to a density equal to at least 100% of that obtained by compacting a sample of the material in accordance with AASHTO T99.

The subgrade shall be compacted at a moisture content which is approximately that required to produce the maximum density indicated by the above test method. The Contractor shall dry or add moisture to the subgrade when required to provide a uniformly compacted and acceptable subgrade.

Where the subgrade is to be stabilized with lime, aggregate, or cement, the above density requirements will not apply prior to the incorporation of the stabilizing material.



Blair
2/11/15

April 10, 2015

Mr. John Mitchell
Henderson County
Business and Community Director
100 North King Street
Hendersonville, North Carolina 28792

Re: Henderson County
6th Avenue Joint Health Education Center
GMP #2 – Structural Steel Presentation

Dear John,

Please find the Guaranteed Maximum Price (GMP) #2 for the 6th Avenue Joint Health Education Center project attached to this letter for your review and approval. Along with the accompanying packet i.e. GMP #2; we ask the following clarifications and or qualifications be reviewed used to compute the attached Guaranteed Maximum Price proposal relative to this early procurement package.

Guaranteed Maximum Price #2 Total **\$ 2,909,128.00**

GMP #2 - 6th Avenue Joint Health Education Center – Clarifications:

1. GMP #2 includes slab on grade and slab on suspended decking based upon unit prices included in GMP #1 Site and Concrete Package Procurement.
2. Unit Prices:
 - a. Unit Price #1 – Erector regular time \$ 70.00/ HR
 - b. Unit Price #2 – Supervisor regular time \$ 78.00/ HR

We are very excited about the opportunity to work with you and service your construction needs for this project. If you should have any comments or questions regarding this topic please direct to my attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Kesterson'.

Mike Kesterson, LEED AP
Director of Preconstruction Services
Vannoy Construction Co., Inc.

Enc.

Atch: 6th Avenue Joint Health Education Center - GMP #2 Structural Steel

CC: Chris Roberson - JRV
Brian Walker – JRV
Chad Roberson – Clark Nexsen
File



Henderson County
 6th Avenue Joint Health Education Center
 GMP #2 Structural Steel
 Hendersonville, NC

Contact: Mike Kesterson
 Date: 4/10/2015
 Total SF: 97,776

WORK TRADE:		TOTAL:
1	SITE DEVELOPMENT	\$ -
2	CONCRETE	\$ 649,128
3	MASONRY	\$ -
4	STRUCTURAL STEEL	\$ 1,926,500
5	MISCELLANEOUS STEEL & ACCESSORIES	\$ -
6	ROUGH CARPENTRY	\$ -
7	GENERAL TRADES	\$ -
8	FINISH CARPENTRY, MILLWORK, & CASEWORK	\$ -
9	ROOFING	\$ -
10	METAL SOFFIT & WALL PANELS	\$ -
11	SPRAY FIREPROOFING	\$ -
12	CAULKING & WATERPROOFING	\$ -
13	DOORS, FRAMES, & HARDWARE	\$ -
14	GLASS & GLAZING SYSTEMS	\$ -
15	DRYWALL ASSEMBLIES	\$ -
16	ACOUSTICAL WORK	\$ -
17	HARD FLOORING	\$ -
18	EPOXY TERRAZZO FLOORING	\$ -
19	SOFT FLOORING	\$ -
20	PAINTING	\$ -
21	SPECIALTIES	\$ -
22	EQUIPMENT & APPLIANCES - NIC	\$ -
23	WINDOW TREATMENTS	\$ -
24	CONVEYING SYSTEMS	\$ -
25	FIRE SPRINKLERS	\$ -
26	PLUMBING SYSTEMS	\$ -
27	HVAC & MECHANICAL SYSTEMS	\$ -
28	ELECTRICAL SYSTEMS	\$ -
29	BUILDING PERMIT FEES - NIC	\$ -
	SUBTOTAL	\$ 2,575,628
30	GENERAL CONDITIONS	\$ -
31	PROJECT INSURANCES	\$ 32,710

32	SUBCONTRACTOR DEFAULT BONDS	\$	-
33	PERFORMANCE & PAYMENT BOND	\$	24,779
	SUBTOTAL	\$	2,633,118
34	FEE	\$	98,742
35	<u>ALLOWANCES</u>		
	Early Steel Design Contingency	\$	100,000
36	<u>CONTINGENCY</u>	\$	77,269

GMP #2 (Structural Steel)	\$	2,909,128
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Henderson County
 6th Avenue Joint Health Education Center
 Conceptual Estimate

Contact: Mike Kesterson
 Date: 4/10/2015
 Total SF: 97,776

WORK TRADE:	GMP #1	GMP #2	GMP #3	TOTAL
1 SITE DEVELOPMENT	\$ 1,052,555	\$ -	\$ -	\$ 1,052,555
2 CONCRETE	\$ 1,053,400	\$ 649,128	\$ -	\$ 1,702,528
3 MASONRY	\$ 99,800	\$ -	\$ -	\$ 99,800
4 STRUCTURAL STEEL	\$ 55,608	\$ 1,926,500	\$ -	\$ 1,982,108
5 MISCELLANEOUS STEEL & ACCESSORIES	\$ -	\$ -	\$ -	\$ -
6 ROUGH CARPENTRY	\$ -	\$ -	\$ -	\$ -
7 GENERAL TRADES	\$ 29,614	\$ -	\$ -	\$ 29,614
8 FINISH CARPENTRY	\$ -	\$ -	\$ -	\$ -
9 ROOFING	\$ -	\$ -	\$ -	\$ -
10 METAL SOFFIT & WALL PANELS	\$ -	\$ -	\$ -	\$ -
11 SPRAY FIREPROOFING	\$ -	\$ -	\$ -	\$ -
12 CAULKING & WATERPROOFING	\$ -	\$ -	\$ -	\$ -
13 DOORS, FRAMES, & HARDWARE	\$ -	\$ -	\$ -	\$ -
14 GLASS & GLAZING SYSTEMS	\$ -	\$ -	\$ -	\$ -
15 DRYWALL ASSEMBLIES	\$ -	\$ -	\$ -	\$ -
16 ACOUSTICAL WORK	\$ -	\$ -	\$ -	\$ -
17 HARD FLOORING	\$ -	\$ -	\$ -	\$ -
18 EPOXY TERRAZZO FLOORING	\$ -	\$ -	\$ -	\$ -
19 SOFT FLOORING	\$ -	\$ -	\$ -	\$ -
20 PAINTING	\$ -	\$ -	\$ -	\$ -
21 SPECIALTIES	\$ -	\$ -	\$ -	\$ -
22 EQUIPMENT & APPLIANCES	\$ -	\$ -	\$ -	\$ -
23 WINDOW TREATMENTS	\$ -	\$ -	\$ -	\$ -
24 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -
25 FIRE SPRINKLERS	\$ -	\$ -	\$ -	\$ -
26 PLUMBING SYSTEMS	\$ -	\$ -	\$ -	\$ -
27 HVAC & MECHANICAL SYSTEMS	\$ -	\$ -	\$ -	\$ -
28 ELECTRICAL SYSTEMS	\$ -	\$ -	\$ -	\$ -
29 BUILDING PERMIT FEES	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ 2,290,977	\$ 2,575,628	\$ -	\$ 4,866,605
30 GENERAL CONDITIONS	\$ 245,755	\$ -	\$ -	\$ 245,755
31 PROJECT INSURANCES	\$ 32,216	\$ 32,710	\$ -	\$ 64,926
32 SUBCONTRACTOR DEFAULT INSURANCE	\$ -	\$ -	\$ -	\$ -
33 PERFORMANCE & PAYMENT BOND	\$ 24,405	\$ 24,779	\$ -	\$ 49,184
SUBTOTAL	\$ 2,593,353	\$ 2,633,118	\$ -	\$ 5,226,471
34 FEE	\$ 97,251	\$ 98,742	\$ -	\$ 195,993

SUBTOTAL	\$ 2,690,604	\$ 2,731,860	\$ -	\$ 5,422,464
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ALLOWANCES	\$ 31,340	\$ 100,000	\$ -	\$ 131,340
CONTINGENCY	\$ 68,729	\$ 77,269	\$ -	\$ 145,998

TOTAL	\$ 2,790,674	\$ 2,909,128	\$ -	\$ 5,699,801
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Henderson County
 Joint Health Education Center
 Guaranteed Maximum Price (GMP #2)



Bid Date: April 9, 2015
 Bid Time: 2:00 PM

Bid Phase: 2
 Bid Package No: 300
 Bid Package Description: Turnkey Concrete

BP Estimate \$
 Certification By: *[Signature]*

Bids Received:	Bidder #1	Bidder #2	Bidder #3	Bidder #4	Bidder #5
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Bidder Name:	Rival Construction				
Bidder Location:	Greensboro, NC				
Base Bid Amount:	\$ -				
Bid to Apparent Low Variance \$	\$ -				
Bid to Apparent Low Variance %	0%				

Scope of Work:					
Concrete foundations - column	w/ GMP #1				
Grouting/ damproofing bearing plates	w/ GMP #1				
Grouting beam pockets	w/ GMP #1				
Concrete foundations - continuous	w/ GMP #1				
Cast in place retaining walls	w/ GMP #1				
Waterproofing CIP walls	w/ GMP #1				
Waterproofing CIP elevator pits	w/ GMP #1				
Waterproofing HVAC duct tunnel	w/ GMP #1				
Cast in place LinAc vault	w/ GMP #1				
LinAc vault slabs	w/ GMP #1				
LinAc topping slab	w/ GMP #1				
MEP coordination allowance	w/ GMP #1				
Cast in place elevator shafts	w/ GMP #1				
Cast in place stairs shafts	w/ GMP #1				
Concrete reinforcing	w/ GMP #1				
Foundation drains	w/ GMP #1				
Concrete slab on grade	\$ 231,800.00				
Building pad stone	w/ GMP #1				
Concrete slab on decking	\$ 399,200.00				
Concrete slab on decking (roof garden)	w/ SOD				
Roof garden topping slab	w/ GMP #3				
Concrete slab on decking (Lecture Rms)	w/ GMP #3				
GMP #2 Addendum	\$ 5,400.00				

Bid Proposal (Subtotal)	\$ 636,400.00	\$ -	\$ -	\$ -	\$ -
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Clarifications					
Addendum (Received/ Reviewed)	Yes				
NC State Sales Tax (Materials)	Included				
Subcontractor P&P Bond - Alternate	Alternate				
Trade Permits	N/A				
MWSBE Participation	No - Affidavit B				
MWSBE 1st tier	\$ -				
MWSBE Other	\$ -				

TOTAL BID	\$ 636,400.00	\$ -	\$ -	\$ -	\$ -
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Alternates					
Performance & Payment Bond	\$ 12,728.00				

Handout #13

Total Project Budget Reconciliation for GMP#1 & GMP#2

Hard Costs + Estimated + Contingency	Construction Costs			Notes
	3-17-15	4-9-15	6-30-15	
GMP #1- Site Development (Procured 3/12/15)	\$ 2,790,674.00	\$ 2,790,674.00		Procured includes Escalation + Contingency of \$100,069. Includes \$203,193 for Storm water & Parking changes
GMP #2- (Early Steel Package Bid date 4/9/15)	\$ 3,061,471.00	\$ 2,909,128.00		Procured includes Escalation + Contingency/allowance of \$177,269
GMP #3-(Remainder of building Bid date 6/30/15)	\$ 23,523,228.00	\$ 23,675,571.00		Estimated from Design Development includes contingency of \$1,203,918 + remainder of concrete work
Value Management to date	\$ (2,245,005.00)	\$ (2,245,005.00)		Identified Cost reductions from Design Development to March 15, 2015
Addition of North Parking and storm water	\$ (203,193.00)	\$ (203,193.00)		Pardee scope that was added to the project for parking and stormwater management
Total Hard Costs	\$ 26,927,175.00	\$ 26,927,175.00		
Owner Construction Contingency	\$ 921,015.84	\$ 921,015.84		
Total procured, estimated, & contingency	\$ 27,848,190.84	\$ 27,848,190.84		
Soft Costs				
A/E/Fees	\$ 2,495,000.00	\$ 2,495,000.00		
Commissioning	\$ 195,000.00	\$ 195,000.00		Estimated
CM pre-con	\$ 125,000.00	\$ 125,000.00		
Geo Tech	\$ 6,000.00	\$ 6,000.00		
Survey	\$ 10,000.00	\$ 10,000.00		
Traffic Impact Analysis	\$ 11,000.00	\$ 11,000.00		
Special Inspections	\$ 130,000.00	\$ 66,900.00		Procured
Material testing	\$ 130,000.00	\$ 130,000.00		Estimated
Permitting	\$ 121,172.29	\$ 185,500.00		
FFE Budget	\$ 812,000.00	\$ 812,000.00		Estimated
Technology Budget	\$ 300,000.00	\$ 300,000.00		Estimated
Total soft costs	\$ 4,335,172.29	\$ 4,336,400.00		
Grand Total Project Cost	\$ 32,183,363.13	\$ 32,184,590.84		
Approved budget		\$ 32,195,211.77		

4/15/2015

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Reimagining Channel 11

Background:

Channel 11 is a county-operated television channel available over Morris Broadband Cable and U-Verse. Programming includes County Commission meetings, county history discussions, public service information, static display of public service information and audio background as well as some audio content provided by WHKP (this includes the audio for some high school football games).

In a recent County Commission meeting, questions were raised about Channel 11 content. Subsequent to the meeting, County Manger Steve Wyatt indicated that the County was not planning on creating new content for Channel 11.

This provides an opportunity for the County and its residents to look to alternative means of creating video content that is fresh and engages the creativity of members of the community, in particular, students in Henderson County high schools.

Proposal:

High Schools usually have an A/V or Arts Department and enthusiastic students with an interest in producing, directing, and performing in video/visual arts activities. The technology to create videos is in the phones in their hands. It doesn't take any significant financial effort to develop this content. Channel 11 can be a venue for airing this creative work created by high school teams. There can be competition among the schools just as there is in sports. Envision 15-20 minute videos that get the students out into the community to discover and share knowledge. For example:

- Topics specific to their school-e.g., Mechatronics Academy at Balfour, HCPS Robotics Team, School bands that are invited to perform at major events.
- Community service groups-IAM, Free Clinic, United Way, Rotary etc.
- Events-Carl Sandburg Goats, CMLC, Symphony, County Parks and Rec. Center, Senior Games, Silver Arts

Update: Superintendent Jones has expressed support for participation in developing this plan. Charlotte Taylor, BRCC Program Coordinator for Film and Video Production has also expressed support for developing this plan.

Flat Rock Playhouse has expressed support but not immediate engagement because of existing schedules.

Emphasize *activity* in these videos.

The Flat Rock Playhouse has a new summer program that can tie into this program.

Need a process to vet content.

Some topics are probably generally off-limits.

Sources of programming ideas: Chamber of Commerce, Tourism Center, Schools, Agriculture oriented groups, Non-profits, Outdoor activity groups such as hiking, running, mud runs, archery, Park District, Carl Sandburg Estate.

Current TV Lineup over a two week period

Henderson County Government Channel Schedule

Cable Channel 11; AT&T U-Verse Channel 99

Schedule running June 4th - June 18th, 2014

Time	Program Name
8:00 a.m.	Board of Commissioners Meeting November 3rd, 2014
9:00 a.m.	Louise Bailey Stories
10:00 a.m.	Board of Commissioners Meeting November 19th, 2014
12:15 p.m.	Board of Commissioners Meeting December 1st, 2014
1:30 p.m.	History of Communication in Henderson County
3:00 p.m.	Robert Morgan Lecture
4:00 p.m.	Board of Commissioners Meeting November 3rd, 2014
5:00 p.m.	Board of Commissioners Meeting November 19th, 2014
7:15 p.m.	Board of Commissioners Meeting December 1st, 2014
8:00 p.m.	Louise Bailey Stories
9:00 p.m.	History of Communication in Henderson County
10:00 p.m.	Robert Morgan Lecture
11:00 p.m.	Board of Commissioners Meeting November 3rd, 2014
11:30 p.m.	Henderson County Government Information

Phase 1-Test the concept with a team from one of the high schools developing a 20 -25 minute video showing the development of the newborn goats at the Sandburg estate. Visit this site about once a week for 4-6 weeks getting video of the goats, plus interviews with the staff and volunteers.

Superintendent Brandyburg at the Sandburg estate has indicated a willingness to support this effort. If appropriate and/or necessary, work with BRCC or the Playhouse to edit the videos into a production quality stage. Work with Amy Brantley in the County Managers office to determine how to insert the video into the Channel 11 programming. Learn to how to make this work without increasing the work load of County staff and creating expenses for the County. Commence this effort ASAP before the goats get grown up and the school year ends. **—Update. Schools won't be able to do this due to short time before end of school year. Find a Plan B working with FRP.**

Phase 2-Using the lessons learned, get all of the public and private high schools engaged in the effort to provide a regular flow of community oriented videos for broadcasting on Channel 11.

Summary:

The beneficiaries of this plan will be students, organizations whose work can be presented, and County residents who will learn more about their community, and in some cases, be inspired to contribute more of themselves to the community.

There is a wealth of stories to be told and they keep coming. We will all benefit from seeing these stories. These stories will educate, inform and inspire viewers. And some will touch your heart.