PUBLIC COMMENT SIGNUP SHEET

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.

1.	EVA RITCHEY PRINTED NAME 1928 BREVARD Rd Hendersonville, NC 28791 MAILING ADDRESS	SIGNATURE Monopoly Charnel 11 Topic
2.	PRINTED NAME MAILING ADDRESS	Medical Waw Closet Topic
3.		
	PRINTED NAME	SIGNATURE
		Topic
	MAILING ADDRESS	
4.		
	PRINTED NAME	SIGNATURE
		Topic
-	MAILING ADDRESS	

REQUEST FOR BOARD ACTION HENDERSON COUNTY

BOARD OF COMMISSIONERS

MEETING DATE:

18 March 2015

SUBJECT:

Bent Creek Property

PRESENTER:

Steve Wyatt

ATTACHMENT(S):

Interlocal Agreement

Letter from Buncombe County

SUMMARY OF REQUEST:

You have received a statement of an intention to purchase the "Bent Creek property" in Buncombe County from the Buncombe County Board of Commissioners. Points to remember:

- The "Bent Creek property" is more correctly "approximately 137.21 acres more particularly described in Deed Book 2152, Page 4, and in Plat Book 50 Page 107 of the Buncombe County Register of Deeds."
- The Bent Creek property is the subject of an Interlocal Agreement with the City of Asheville (attached). Things to remember from that agreement:
 - o The agreement required that the County obtain an MAI appraisal on the property. The County did so (by Benjamin T. Beasley, MAI, dated as of August 26, 2014, finding a value of \$6,815,000.00).
 - Any conveyance must be "pursuant to N.C. Gen. Stat. 158-7.1". More specifically, the conveyance:
 - Must be subject to conditions or covenants on the use of the property for an
 economic development purpose (nowhere defined; this can mean pretty
 much what Buncombe County wants it to mean), and,
 - Must reserve an easement for the City of Asheville for use as a greenway.

If the intention to purchase and price are acceptable, the following motion is suggested:

I move that the Board enter into a contract to convey the "Bent Creek property" (as defined in the Request for Board Action) to the County of Buncombe for a sales price of \$6,815,000, subject to compliance with the Interlocal Agreement with Asheivlle.

Total Project Budget Reconciliation for GMP#1	#1	
Hard Costs + Estimated + Contingency		3/17/2015
	Construction Costs	Notes
GMP #1- Site Development (Procured 3/12/15)	\$ 2,790,674.00	Procured includes Escalation + Contingency of \$100,069. Includes \$203,193 for Storm water & 2,790,674.00 Parking changes
GMP #2- (Early Steel Package Bid date 4/9/15)	\$ 3,061,471.00	3,061,471.00 Estimated from Design Development includes contingency of \$178,634
GMP #3-(Remainder of building Bid date 6/30/15)	\$ 23,523,228.00	23,523,228.00 Estimated from Design Development includes contingency of \$1,203,918
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	
Owner Construction Contingency	\$ 921,015.84	
Total procured, estimated, & contingency	\$ 77 848 190 84	
Soft Costs		
A/E fees	\$ 2,495,000.00	
Commissioning	\$ 195,000.00 Estimated	Estimated
CM pre-con	\$ 125,000.00	
Geo Tech	00:000'9 \$	
Survey	\$ 10,000.00	
Traffic Impact Analysis	\$ 11,000.00	
Special inspections	\$ 130,000.00 Estimated	Estimated
Material testing	\$ 130,000.00 Estimated	Estimated
Permitting	\$ 121,172.29 Estimated	Estimated
FFE Budget	\$ 812,000.00	Estimated
Technology Budget	300,000.00 Estimated	Estimated
Total soft costs	\$ 4,335,172.29	
Grand Total Project Cost	\$ 32,183,363.13	