



# 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:
  - 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 Asheville.**

Total Project Budget Reconciliation for GMP#1			3/17/2015
Hard Costs + Estimated + Contingency			
	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 & Parking changes	
GMP #2- (Early Steel Package Bid date 4/9/15)	\$ 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	Estimated from Design Development includes contingency of \$1,203,918	
Value Management to date	\$ (2,245,005.00)	Identified Cost reductions from Design Development to March 15, 2015	
Addition of North Parking and storm water	\$ (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	\$ 27,848,190.84		
<b>Soft Costs</b>			
A/E fees	\$ 2,495,000.00		
Commissioning	\$ 195,000.00	Estimated	
CM pre-con	\$ 125,000.00		
Geo Tech	\$ 6,000.00		
Survey	\$ 10,000.00		
Traffic Impact Analysis	\$ 11,000.00		
Special inspections	\$ 130,000.00	Estimated	
Material testing	\$ 130,000.00	Estimated	
Permitting	\$ 121,172.29	Estimated	
FFE Budget	\$ 812,000.00	Estimated	
Technology Budget	\$ 300,000.00	Estimated	
Total soft costs	\$ 4,335,172.29		
<b>Grand Total Project Cost</b>	\$ 32,183,363.13		