

HENDERSON COUNTY BOARD OF COMMISSIONERS

100 North King Street
Hendersonville, North Carolina 28792-5097
Phone 828-697-4808 • Fax: 828-692-9855
TDD: 828-697-4580
www.hendersoncountync.org

BILL MOYER
Chairman
CHARLIE MESSER
Vice-Chairman

LARRY YOUNG
SHANNON BALDWIN
CHUCK McGRADY

RESOLUTION

HONORING WILLIAM R. BYRNES

For his service to Henderson County Government

WHEREAS, Bill Byrnes began his service with Henderson County Government on October 31, 1994 and will retire on July 31, 2006; and

WHEREAS, Mr. Byrnes has been project director for the following major county capital projects:

▪ Henderson County Courthouse	1995
▪ Spectrum Youth Shelter	1995
▪ DSS Offices, 3 rd floor	1996
▪ CJPP Facility Rehabilitation	1997
▪ East Flat Rock Park New Picnic Shelter	1998
▪ Historic Courthouse Annex Rehabilitation	1999
▪ East Flat Rock Park New Rest Room Facility	2000
▪ Land Development Building Exterior Refacing	2000
▪ Henderson County Detention Facility	2001
▪ Board of Elections Building	2002
▪ Jackson Park New Rest Room Facility	2003
▪ 911 Center	2003
▪ New Edneyville Library	2004
▪ Old Jail Demolition	2005
▪ Henderson County Human Services Building	2006


WHEREAS, Mr. Byrnes has rendered many hours of consultation on the rehabilitation of the Historic Courthouse from the initial process beginning in 1998 until present; and

WHEREAS, Under Mr. Byrnes' guidance and leadership as Risk Management Director many Safety, Health, Security and OSHA programs were developed and those programs have enhanced the wellbeing of Henderson County employees in the workplace; and

WHEREAS, Mr. Byrnes has performed all his duties with much fervor, diligence and dedication.

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners hereby adopts this Resolution in honor of William R. Byrnes for his outstanding service and dedication to Henderson County Government.

Adopted this 19th day of July, 2006


William L. Moyer, Chairman

ATTEST:


Elizabeth W. Corn, Clerk to the Board



**RESOLUTION
DECLARATION OF SURPLUS PERSONAL PROPERTY AND
AUTHORIZING THE SALE BY ELECTRONIC PUBLIC AUCTION**

WHEREAS, Henderson County owns personal property itemized on the attached Exhibit B, hereinafter referred to as "Surplus Property", that is no longer needed for any governmental use by the County; and

WHEREAS, the Henderson County Board of Commissioners is desirous of declaring this personal property surplus and selling it at public auction as authorized by NCGS 160A-270; and

WHEREAS, it is the intent of the County to sell said Surplus Property by electronic public auction at www.govdeals.com.

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

1. The personal property itemized on the attached Exhibit B is hereby declared to be Surplus Property.
2. The Finance Director is hereby authorized to sell by electronic auction at www.govdeals.com the Surplus Property described above to the highest bidder.
3. All Surplus Property will be sold "as is", all sales final, cash, certified check or money order only. Henderson County makes no express or implied warranties of merchantability of any Surplus Property, or part thereof, or its fitness for any particular purpose regardless of any oral statements that may be made concerning the Surplus Property or any part thereof.
4. A notice summarizing this Resolution and the sale of the Surplus Property by electronic public auction shall be advertised by the Finance Director on the County's website at www.hendersoncountync.org at least ten (10) days prior to the public auction.

THIS the 19th day of July, 2006.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: _____

William L. Moyer, Chairman

ATTEST:

Elizabeth W. Corn
Elizabeth W. Corn, Clerk to the Board

[OFFICIAL SEAL]

JULY 2006
HENDERSON COUNTY
SURPLUS PROPERTY

Exhibit B

VEHICLES:

	<u>SURPLUS #</u>	<u>VIN#</u>	<u>MAKE</u>	<u>MODEL</u>	<u>YEAR</u>
1	SP-001	2FAFP71W5YX173999	FORD	CRWNVIC	2000
2	SP-002	1G3AJ8SM2R6363454	OLDS	STATWGN	1994
3	SP-003	2FAFP71W5XX139219	FORD	CRWNVIC	1999
4	SP-004	1FTEF14Y3PNA48292	FORD	F-150 P/U	1993
5	SP-005	1FTDF15N8HNB24333	FORD	F-150 P/U	1987
6	SP-006	2FALP71W9VX196958	FORD	CRWNVIC	1997

EQUIPMENT:

(22) HEWLETT PACKARD SCANJET 5S SCANNERS (DSS) - EQUIPMENT
IS WINDOWS 95 COMPATIBLE ONLY

To: Henderson County Planning Department

We would like to postpone the hearing of our request for rezoning from the July 19th until the August 19th County Commissioners meeting. (See attached letters)



Curt Watkins (Layman Foundation of North Carolina)

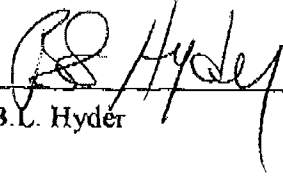


Date

NEXT mtg. = 8/2/06

To: Henderson County Planning Department

We would like to postpone the hearing of our request for rezoning from July 19th
until the August 19th County Commissioners meeting. (see attached letter)


B.L. Hyder

7-13-06
Date

Professional
Construction Program Management Services
A Proprietary Program

Presented By:

CONSTRUCTION CONTROL CORPORATION
Cary, North Carolina

July 19, 2006



Background

- Over 28 Years Construction Management
- First Construction Management Group in the Carolinas
- 90% of our work is schools
- Managed over 450 K-12 projects
- Extensive NC Experience
- Located in Cary
- Over 70% of our business is repeat work



National Recognition

- Construction Management Association of America
- National Standards of Practice
- Construction Management Certification Institute
- Articles and Seminars



NORTH CAROLINA K-12 PROJECTS

Deep Branch Elementary	R.B. Dean Elementary	East Robeson Elementary	Fairgrove Middle School
Fairmont High School	L. Gilbert Carroll Middle	Green Grove Elementary	J.C. Hargrave Elementary
Indian Education Center	W.H. Knuckles Elementary	Long Branch Elementary	Lumberton High School
Lumberton Jr. High	Littlefield Middle	Magnolia Elementary	Oxendine Elementary
Orum Middle	Prospect Elementary	Piney Grove Elementary	Parkton Elementary
Pembroke Elementary	Pembroke Middle	Pumell Swett High	Peterson Elementary
Robeson Career Center	Rosenwald Elementary	Rowland Middle	Rowland Norment Elementary
Rex Rennett Elementary	Red Springs High	Red Springs Middle	St. Paul's Elementary
St. Paul's Middle	South Robeson High	Southside/Ashpole Elementary	Townsend Middle
Heritage Middle	East Burke High	Freedom High	Chesterfield Elementary
Tanglewood Elementary	Union Chapel Elementary	Union Elementary	Marie G. Davis/Kennedy Center
Table Rock Middle	Forest Hill Elementary	Hillcrest Elementary	Mt. View Elementary
Hildenbran Elementary	Icard Elementary	Mull Elementary	Valdese Elementary
Glen Alpine Elementary	Salem Elementary	Southwest Middle	Pleasant Garden Elementary
Spaulding Elementary	Pearson Elementary	E.K. Powe Elementary	Watts Elementary
South Mecklenburg High	Olympic High	West Mecklenburg High	New Southside Elementary #2 (CMS)
New East Middle (CMS)	New North Elementary (CMS)	New High – Educational Village (CMS)	New High #2 (CMS)
Myers Park High	Providence High	North Mecklenburg High	Northwest Middle
University Park Elementary	Kitty Hawk Elementary	Nags Head Elementary	Rutherford College Elementary
Acme Delco Elementary	Acme Delco Middle	Cero Gordo Elementary	Chadbourne Elementary
Evergreen Elementary	Fair Bluff Elementary	Guideway Elementary	Old Dock Elementary
South Columbus High	Tabor City Elementary	West Columbus High School	Hallsboro/Artesia Elementary
Carboro Middle School	Camden Elementary	New East Elementary (CMS)	New Southside Elementary #1 (CMS)
East Columbus High	East Hoke Middle	West Hoke Middle	Hoke County High School
Wright Brothers High	Cape Hatteras Elementary	Virginia Williamson Elementary	Sandy Grove Elementary
Cape Hatteras Secondary	Manteo Elementary	Manteo Middle	Manteo High



North Carolina Experience

Dare County Schools

Dare County

Wake County Schools

Wake County

Fayetteville State University

Charlotte Mecklenburg Public Schools

Durham City Schools

Burke County Schools

Guilford County Schools

Robeson County Schools

Robeson County

Brunswick County Schools

Columbus County Schools

Hoke County Schools

Camden County Schools

Gaston County

Sampson County

Asheville City Schools

Randolph County

City of Greensboro

Rowan Salisbury Public Schools

Surry County Schools

Cherokee Central Schools

Craven County

Manteo, NC

Manteo, NC

Raleigh, NC

Raleigh, NC

Fayetteville, NC

Charlotte, NC

Durham, NC

Morganton, NC

Greensboro, NC

Lumberton, NC

Lumberton, NC

Bolivia, NC

Whiteville, NC

Raeford, NC

Camden, NC

Gastonia, NC

Clinton, NC

Asheville, NC

Asheboro, NC

Greensboro, NC

Salisbury, NC

Dobson, NC

Cherokee, NC

New Bern, NC



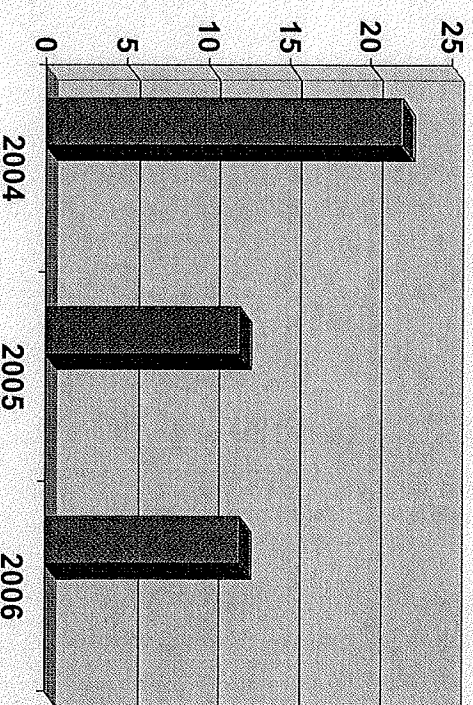
What Our Program Will Do For Henderson County

1. Plan Total Program
2. Schedule And Expedite Entire Process
3. Provide Total Cost Management Program
4. Keep All Projects In Budget
5. Manage All Construction
6. Deliver Top Quality
7. Provide Risk Management And Claims Avoidance
8. Handle All Problems
9. Look After Your Interests
10. Keep Owner Completely Informed



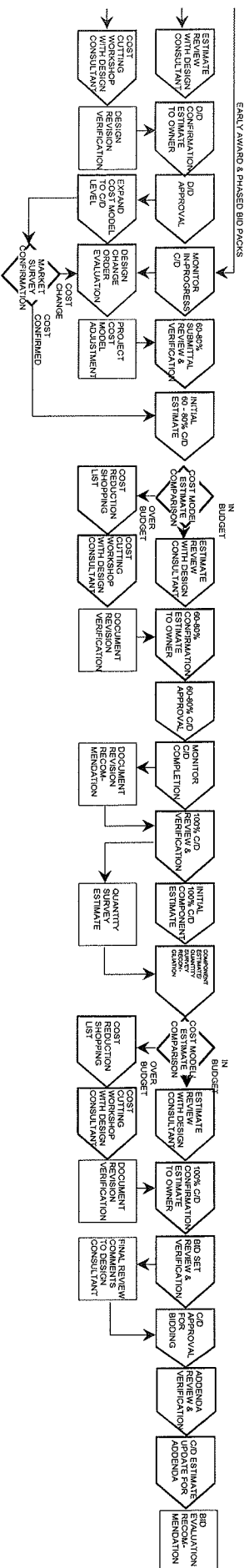
The Construction Cost Spiral

- 2004 – Cost Increase of 20% to 22%
- 2005 – Cost Increase of 10% to 12%
- 2006 – Projected 6% to 8% Before Katrina
- 2006 – Projected Cost Increase 10% to 12%
- 40% to 46% Three Year Increase
- Importance of Aggressive Cost Management
- Avoid Surprises



[illegible]

DESIGN DEVELOPMENT



BID PHASE

CONTINUED FROM ABOVE

CONTINUED BELOW

Cost Reduction Methods

- More efficient space design
- Identify wasted space
- Cost analysis of systems
- Cost analysis of materials and design details
- Life cycle evaluation



Examples of What We Try To Do...

Quality Increases vs. Cost Reductions

(A High School Example)

Quality Increases

Cost Reductions

• Terrazzo in lieu of VCT	\$840,000	• More Compact Design (5% Reduction)	
• High quality roof	\$140,000	– Reduce wasted floor space	\$961,000
• High quality hardware	\$182,000	– Reduce excess HVAC (34 tons)	\$238,000
• High performance glass	\$ <u>7,000</u>	– Reduce excess electrical	\$58,800
		• Value Analysis (4%)	\$ <u>1,372,800</u>
Total	\$1,169,000	Total	\$2,630,600

Net Cost Reduction \$1,461,600



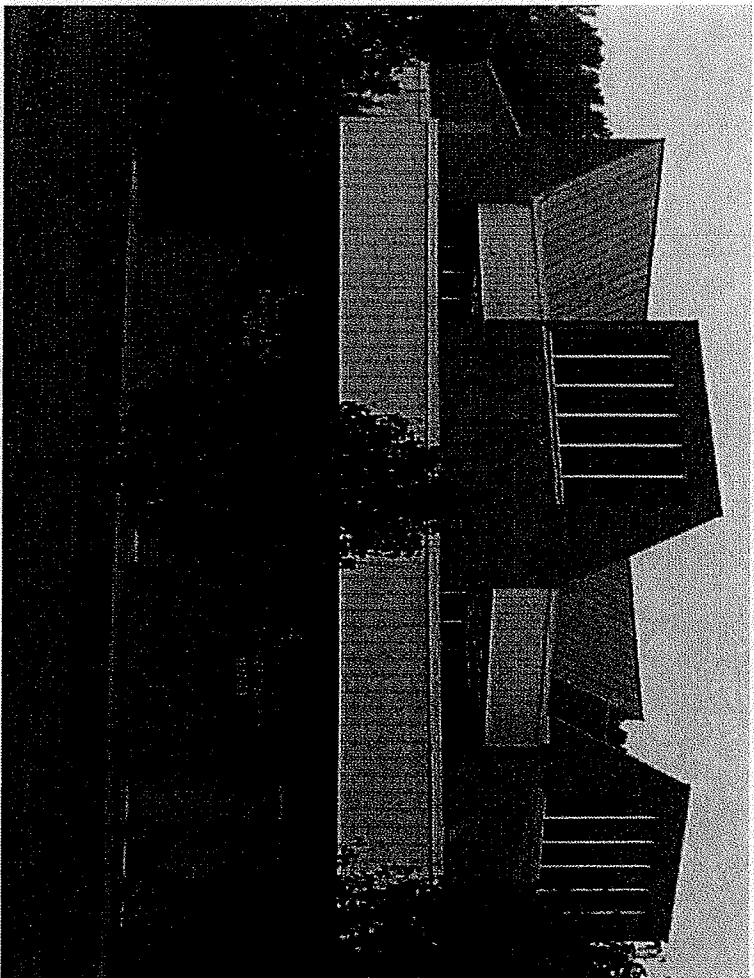
Example of Long Term Cost Analysis

Comparing Terrazzo with Vinyl Composition Tile (VCT)
(A High School Example)

Total Replacement of VCT	\$1,691,002
Plus Added Maintenance of VCT	995,274
Less Added Cost for Terrazzo	840,000
Less Interest on \$840,000	<u>307,051</u>
Higher VCT Cost	\$1,539,225

Over a 50-year period the total cost of VCT will be \$1,539,225 more than terrazzo.





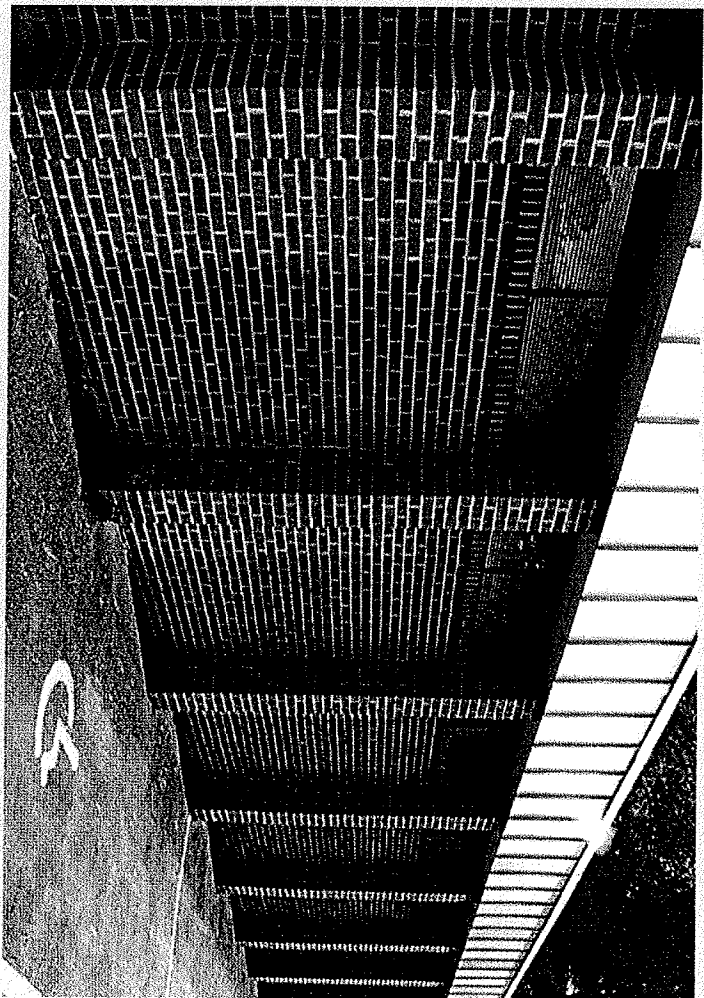
Savings available from:

• Decreasing footing size	33 cy
• Deleting brick	4,032 sf
• Deleting CMU wall	4,032 sf
• Deleting brick & CMU cleaning	4,032 sf
• Deleting SS & steel lintels	4 tons
• Decreased standing seam roof	2,352 sf
• Decreased metal soffit	112 sf
• Decreased metal trim	336 lf
• Decreased wall ins. & moisture proofing	4,032 sf
• Reduced doors & frames	4 ea
• Reduced storefront, glass & glazing	6 08 sf
• Reduced structural framing @ soffits	1 ton
• Reduced painting	840 sf
• Reduced HVAC	2,352 sf
• Reduced sprinkler heads	8 heads

**Elimination of architectural clearstory
and towers from front entry and
commons area.**

An estimated possible savings of \$360,936





Redesign brick veneer at the perimeter of the building to not include all 12" x 12" brick pilasters

Savings available:

•Deleting brick veneer pilasters	9,576 sf
•Decreased brick cleaning	6,384 sf
•Concrete foundation reduction	16.5 cy
•Reduced 12" wide soffit area	1,820 sf
•Painting gypsum board soffit	1,820 sf
•Reduced roof area	19 squares
•Reduced type 12K3 roof joists at perimeter	3.1 tons
•Reduced structural framing at soffits	1 ton
•Reduced metal roof decking	1,820 sf

An estimated possible savings of \$226,136





1,700
square
feet of
unused
space



EXAMPLES OF VALUE ENGINEERING REDUCTIONS

Change brick veneer below grade to concrete block	DEDUCT	\$ 11,700
Change steel canopy structure to aluminum structure	DEDUCT	\$ 12,200
Use PVC piping below grade for sanitary sewer	DEDUCT	\$ 43,800
Allow separate manufacturers for coils and air handling units	DEDUCT	\$ 11,400
Rotate corridor lights ninety degrees and increase spacing	DEDUCT	\$ 8,800
Raise floor elevation to balance cut and fill dirt on site	DEDUCT	\$ 51,000

Total Value Engineering of \$737,900 on a \$11.0 million school

A 6.7% reduction



Value Engineering Review Ideas

New Cape Hatteras Elementary School

Dare County Schools

April 3, 2000

The Architects and Engineer's costs to re-design some of these changes have **not** been included in these estimates. Additionally, if some of the ideas are incorporated into the work, a significant time delay may occur.

As-Designed Item	Performance		Proposed Alternate	Performance		Cost Impact
	Advantages	Disadvantages		Advantages	Disadvantages	
Terrazzo flooring	Durable, low maintenance	When wet, can cause slips & falls	VCT	Lower initial cost	Replacement cost maintenance cost	40,732.00
Dormers & high dry wall ceilings in classrooms	Aesthetics, natural light	High wind liability, maintenance energy loss, water leakage	Eliminate dormers & high ceilings	Lower initial cost		37,234.00
High roof @ story well	Aesthetics	More complex roof framing Higher initial cost	Lower roof line to match Media Center roof	Lower initial cost		19,404.00
Clerestory @ Media Center	Aesthetics, natural light	Maintenance, energy loss	Lower ceiling height	Lower initial cost		35,663.00
Clerestory @ main entrance	Aesthetics, natural light	Maintenance costs, energy loss high wind liability, water leakage	Eliminate cupola & lower ceiling height	Lower initial cost		16,982.00
Standard curb & gutter along street	Aesthetics	Higher initial cost	Roll-type curb	Easier maintenance, service vehicle access		1,774.00
Carpet in classrooms	Noise reduction, aesthetics	Air quality problems, maintenance Replace every 5-7 years	VCT Flooring	Maintenance	Cold in winter	15,000.00
Wood trim, railings and posts Full sized Gym (7,000 sf)	Style/shape availability, cost Multiple classes, school functions	Maintenance, replacement	Vinyl & fiberglass Reduce size to state DOE standard of 3,600 sf	Lower maintenance, durability Lower cost	Initial cost	60,000.00 323,000.00
Wood flooring in Gym	Durability, better play surface	Higher maintenance cost Moisture/humidity sensitivity	Synthetic product	Lower cost		14,000.00
Gym bleachers	Flexibility for school functions	High initial cost, maintenance costs wear on gym floor	Folding chairs	Flexibility in seating arrangements Lower initial cost		75,000.00
Structural steel framing on 2nd floor	Engineer's design due to high wind loads, lower deflections		Bar joists	Engineer indicates that this substitution would not be acceptable due to wind loads and floor deflection		
Bar joist roof framing	Engineer's design due to high wind loads		Light gage metal trusses	Engineer indicates that this substitution would not be acceptable due to wind loads		

CONSTRUCTION CONTROL CORPORATION

2611 Forest Drive, Suite 115, Columbia, SC 29204

(803) 765-2099 Fax (803) 771-4326

TOTAL PROJECT COST SHEET

PROJECT:		ESTIMATE DATE:	
LOCATION:		DRAWING DATE:	
DESIGN LEVEL:		SPEC. DATE:	
ARCHITECT:		ESTIMATORS:	

NO.	ITEM	COST	ESTIMATE/ ACTUAL	COST SOURCE
1.	Building & Site Construction			
2.	Land Acquisition (Including Closing Costs)			
3.	Boundary Survey			
4.	Topographic Survey			
5.	Wetlands Survey			
6.	Hazardous Material Survey			
7.	Geotechnical Survey			
8.	Geotechnical Consultant			
9.	Educational Consultant			
10.	Architectural/Engineering Fees			
11.	Program Management Fee			
12.	Civil & Environmental Engineering Fees			
13.	Other Design Fees			
14.	Legal Fees			
15.	Other Consultants			
16.	Technology Consultant			
17.	Technology Raceways			
18.	Technology Cabling, Hardware, Software			
19.	Printing (Bid Documents)			
20.	Advertising			
21.	Landscaping (Allowance)			
22.	Furniture, Fixtures & Equipment			
23.	Off-Site Utilities, Upgrades, Extensions			
24.	Road Improvements			
25.	Relocation of Existing Utilities			
26.	Moving Costs			
27.	Portable Classroom Relocation			
28.	Structure Demolition			
29.	Hazardous Material Remediation			
30.	Playground Equipment			
31.	Testing During Construction			
32.	Bulk Purchase Items			
33.	Permits & Fees			
34.	Financing Costs			
35.	Inflation			
36.	Contingency			
TOTAL PROJECT COST		0		

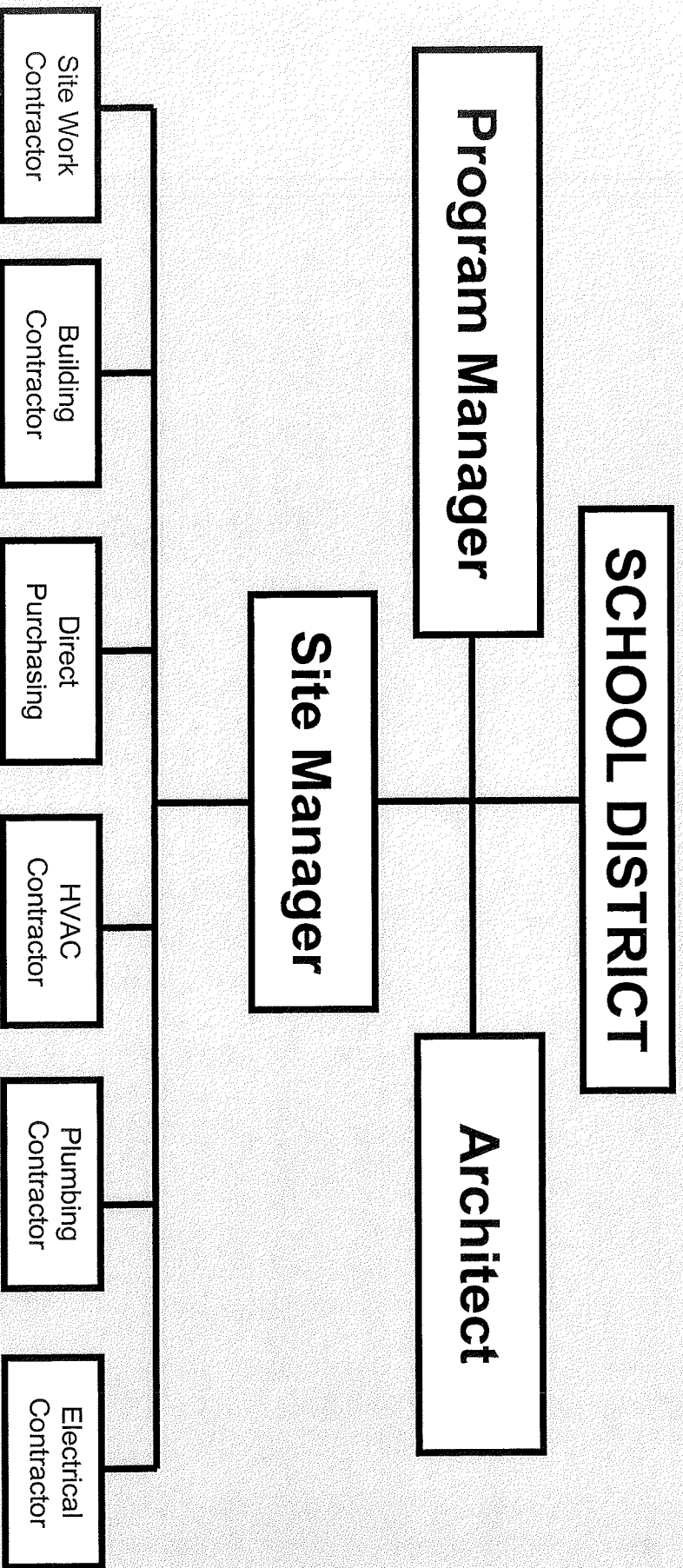


Constructibility Reviews

- Plans and specifications
- Errors, omissions and discrepancies
- Change orders, claims, delays
- State average is 3.4%
- Averaging below 1.0%



The Option of Direct Contracting Procurement



Multiple Contract Procurement

ADVANTAGES

A lower construction cost

- Eliminate one tier of cost
- Owner gets all of the low bids
- Contingency goes to the owner
- Buy-out goes to the owner
- Reduced claims

Better control

- Direct access to major subs
- Can remove the “bad apple”
- More options to control schedule
- Reduced owner risks
- Facilitates Local & Minority Participation

DISADVANTAGES

- Requires higher level of management
- Must have proven management program
- Strong track record essential



Actual Bid Results

409 public projects (255 educational) were bid both single prime and multiple prime in North Carolina during a recent 30 month period.

Total for single prime bids	\$1,770,853,634
-----------------------------	-----------------

Total for multiple primes	\$1,686,749,926
---------------------------	-----------------

Multiple primes saved \$84,103,708 or 5% of construction



CCC Procurement Program

- Multiple or Single Contracts
- Identify / Contract / Qualify Contractors
- Project Promotion
- Bidder Information Exchange
- Manufacturer & Vendor Awareness
- Intensify Competition



Range of Cost Savings

A More Compact Design	3%	to	5%
Value Analysis	4%	to	8%
Reduced Change Orders	1%	to	2%
Direct Contracting & Purchasing	<u>4%</u>	to	<u>5%</u>
Range of Savings	12%	to	20%

And Still Deliver Top Quality!



Managing Your Program During Construction

- Provide Proactive On Site Management
- Assure Contractor Compliance
- Control Schedule, Quality and Cost
- Implement Claims Avoidance
- Handle All Problems
- Manage Final Closeout
- Manage the Warranty Period
- Keep Owner Informed
- Serve as Owner's Advocate



Controlling Quality

- Neither AIA nor AGC has a Quality Control Program
- CCC's Quality Control Program (proprietary)
- Eyes Of Experienced Site Manager
- Coordinate A/E Inspections
- Coordinate Testing Lab Services
- Conduct Pre-Installation Sessions
- Common Pursuit Of All Participants



Project Tracking & Reporting

- Establish all information & reporting requirements
- Tailored to your building program
- All systems provide:
 - Cost information
 - Financial information
 - Schedule information
 - Functional & programmatic information
 - Contract administration
- Provides timely information to facilitate prompt decisions
- Daily, weekly, monthly & interim reports
- Maintain a Program Website (where desired)



ROMAN COUNTY BUILDING PROGRAM

- A problem of confidence
- County insisted on a Program Manager
- Construction Control's role
 - ✓ Provide the services just described
 - ✓ Keep both Boards informed
 - ✓ Help to effect a team approach
 - ✓ Work to achieve consensus decisions
- Effectiveness of regular meetings
- A successful program

Rowan Salisbury Schools

- \$76 Million Program
- Prototype Designs/ Tight Budgets

“After just a few months into the program, CCC has already saved more than their fee”

*Steve Blount, Chairman
Rowan County Board of Commissioners*

“We couldn’t have managed this building program without Construction Control”

*Tim Russell, County Manager
Rowan County*

“I would certainly recommend CCC to any public owner that is entering into a building program.”

*Jim Christy, Assistant Superintendent Support Services
Rowan Salisbury Schools*



Rowan Salisbury Schools

"Construction Control has been most effective in helping our school district implement a massive building program. Their representatives, Ed Watson and Bill Hill, have kept the Board of Education informed throughout the process. Our success would not have been possible without their help."

*Sharon Deal, Chairman
Rowan Salisbury Schools
Board of Education*

"Construction Control Corporation has been extremely helpful and very easy to work with in implementing our building program. As our program was implemented, we witnessed a drastic increase in construction costs. CCC worked very closely with Shuler Ferris, our architect, to keep our program within our budget."

*Dr. Wiley Doby, Superintendent
Rowan County Schools*



Dare County Schools

- **Cape Hatteras Elementary School**
 - 15% Value Analysis Reductions
 - Completed 2 Months Early
- **\$30 Million High School**
 - Completed On Budget
 - Completed On Schedule
- **Another \$120 Million Awarded**

“I have worked with CCC on a daily basis for the last five years and have been very pleased with their performance”

James R. Winebarger
Director of Maintenance & Construction
Dare County Schools



Charlotte Mecklenburg Schools

- \$176 Million Budget
- 21% Inflation first year (Potential \$28 Million Shortfall)
- Delivered Program Below Budget
- All projects completed on time
- No Claims

“Construction Control Corporation’s Program Management background and successful track record in managing larger school building programs was a major factor in our selection of this firm. We are pleased with the program. I would not hesitate to recommend them for any building program.”

*H. Hilton L’Orange, Chief Operations and Finance Officer
Charlotte Mecklenburg Schools*



What You Can Expect

- Costs Reduced
- Costs Managed
- The Most Building for the Dollars
- Change Orders Minimized
- Quality Rigidly Controlled
- Schedules Aggressively Managed
- Good Public Relations
- Owner Protection



MACON C. SAMMONS, JR.
County Manager



COUNTY OF SURRY

April 24, 2006

To Whom It May Concern:

The County of Surry, NC retained Construction Control Corporation (CCC) in early spring of 2005 to assist the County Board of Commissioners and our three Boards of Education with developing cost effective designs for four school addition projects. Ross Bush, who is serving as the project manager for Construction Control Corporation, has worked very effectively with the County Board and myself, as well as the School Superintendents and the project architects. To date, three of the four projects are under construction and the fourth project is now in the design phase.

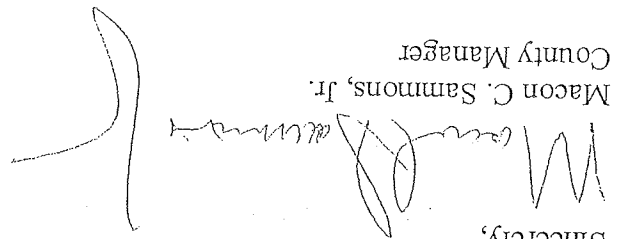
For the school projects cited above, we have allotted a total of \$13.45 million for construction. During the course of this design work and through the efforts of Construction Control Corporation personnel, we have identified \$2,310,000 in realized savings and \$3,823,500 in identified potential savings. For comparison, our cost to date for Construction Control Corporation services is less than \$85,000.

Because we have been well pleased with the results of their work to date, Construction Control Corporation has also been retained to review a fire station design and to collaborate with our architects on the design of a new County office building. Furthermore, due to our confidence that the value engineering process will save money, the County has adopted a policy that all future fire station proposals will be submitted to the County before any construction is undertaken.

I have found Construction Control Corporation to be sensitive to the need to preserve good working relationships and focused on saving County tax dollars. Their communication process has helped keep the principals well informed regarding the status and development of each of our projects. Consequently, I can recommend their services as a means of achieving cost effective design and construction of public buildings in the challenging marketplace we are currently experiencing.

You may give me a call at (336)-401-8201 if there are specific questions that I might be able to answer.

Sincerely,


Macon C. Sammons, Jr.
County Manager

MCS/th

SURRY COUNTY GOVERNMENT CENTER
118 Hamby Road, Suite 329
Dobson, NC 27017

PHONE (336) 401-8201
(336) 366-8201
FAX (336) 401-8216
TDD (336) 401-8215



Mount Airy City Schools

OFFICE OF SUPERINTENDENT

Post Office Drawer 710

MOUNT AIRY, N. C. 27030

TELEPHONE

(910) 786-8355

FAX (910) 786-7553

June 16, 2006

To Whom It May Concern:

It is my pleasure to write a letter on behalf of Ross Bush and Construction Control Corporation (CCC). Mr. Bush has been the consummate professional as he helped Mount Airy City Schools design, engineer, and construct a new science and math wing at Mount Airy High School. Mr. Bush came in under less than optimum circumstances; CCC was hired by our Board of County Commissioners to "value engineer" a project that had been designed and desired for several years. Mount Airy City Schools had a long standing relationship with its own architect and had some suspicions about developing a relationship with a person whom they did not know or employ. Mr. Bush's professional attitude, demeanor, knowledge of construction, and most importantly, his desire to help and serve made the relationship and the result, a success. We owe Mr. Bush and CCC a debt of gratitude for making the process of constructing a new wing a very positive experience.

Sincerely,

Dr. Tim Farley, Superintendent
Mount Airy City Schools

Your Investment In Excellence

Employment Opportunities and Services Provided by the Mount Airy City Schools Shall be Available
Without Regard to Race, Religion, Sex, National Origin, Handicap, or Age.



**CONSTRUCTION
CONTROL
CORPORATION**

CONSTRUCTION PROGRAM MANAGEMENT

800-609-1673

1157-A Executive Circle
Cary, NC 27511

2611 Forest Drive, Suite 115
Columbia, SC 29204

1033 Elm Street, Suite 105
Hopewell, VA 23860

hand-out
7-19-06

July 19, 2006

Chairman and Members
Henderson County
Board of Commissioners

SUBJECT: Consideration of Centralized Capital Management

Performing all county facilities construction, facilities operations and facilities maintenance on a centralized basis may be advantageous. Better overall prioritization of the capital effort would probably result, as well as economies of scale.

Recommend that the Board of Commissioners task the county manager to consider the quantitative and qualitative impacts of county capital centralization as a subtask in his implementation of zero-based value-added budgeting.

Sincerely,



Dick Baird
Management Engineer (Organization Doctor)

511 Hidden Lake Road
Hendersonville, NC 28739

692-1738
ddbaird@hotmail.com

cc: BOC
Steve

Hand-out
7-19-06

Good Morning

My name is Philip Stanley. I have lived in Mills River for the past 13 years. The school system attracted my family and after putting 3 children through it I hope the voters will give me a chance to serve as a school board member come November.

You have two Henderson County school items on your agenda plus a third education item relating to Blue Ridge Community College. But I won't go there and I expect you don't want to go there as well.

I easily control my financial life with 2 checkbooks for personal and business income and expenditures. If I screw up I pay the price since I have no "Sugar Daddy" government entity to bail me out. Soon the Henderson County school bureaucracy will present the May financial report. We will all try to look reasonably intelligent while we are informed by knowledgeable individuals using flow charts, graphs, spread sheets, power points about myriad piles of investments (Bureaucratic "speak" for tax dollars) coming in from Federal, Raleigh and local sources and different piles of monies and ear marks to pay the bills. This hodge podge financial nightmare is a bureaucratic dream or creation which lulls us mere mortals to sleep. So we have to go out and hire highly-paid staff just to make sense out of it all. But like the little boy in the Emperor's New Clothes we shouldn't be fooled by all the "invisible financial weaving" going on. As public officials you are charged to ask hard and pointed questions especially when valued tax dollars are on the table. I expect you will and one item comes to mind.

Why does the HCPS buy a forty plus acre parcel to build an elementary school when the state only requires 16 acres? When told large reasonably priced parcels are hard to find why then does HCPS build the school right in the middle of the parcel when the original plans show the school built on the far end reserving the front portion for public use and maybe even a future middle school. Or will we be equally surprised like Mr. Bazzle, the school board chairman when he said, "I don't think anyone could have foreseen the stick homes that went up between Clear Creek and Dana," when commenting why Clear Creek was already 60 students over capacity. The reasons and excuses given tend to be trivialized as we the public aren't in the loop or it's too complicated to explain. Other than Fielding Lucas, no one in authority has ask why or offered any solutions.

This leads to my last observation in that the "effective school construction" discussion agenda item really doesn't belong here. This discussion item should have been before the Henderson Public School Board years ago. The BOC shouldn't have to do the school board's work. Our school board has become so "Bureaucratized" it identifies and group thinks with the school bureaucracy rather than assume its true role as overseer, watch dog or devil's advocate for the public, the students, school employees, teachers and especially the tax payer. A school board with only one new member in 12 years, if all incumbents are re-elected, doesn't bode well for the community in that after 12 years there is no passion, no "out of the box" thinking or concern for the public's right to know. We need a school board that will do their work and not be like a small child at Christmas who presents a long laundry list of school proposals and expects the BOC to decide which is best just because you have the money. At your last meeting you took the heat from the Mills River parents for problems long ignored and promises not kept. You performed well under fire, but in all honesty the fault doesn't lie with you We have a bland, don't make waves and every vote is unanimous school board that wants all the bells and whistles, happy someone else has to pay the bills and luckily seemingly unaccountable to anyone. I sincerely hope that will change.

Philip Stanley DDS
63 Banner Farm Road
Mills River, 28742

cc: BOC
Steve

*Margaret A. Jones
101 Oak Meadow Lane
Hendersonville, NC 28792
828-684-6595*

July 17, 2006

Henderson County Board of Commissioners
100 North King Street
Hendersonville, NC 28792

Gentlemen:

Re: Re-zoning request for 9661-02-2982 and 9651-92-1626 dated
5/17/06
The Layman Foundation of N C 9661—02-2982
B. L. Hyder 9651-92-1626
Check for application issued by Fletcher Academy, Inc.

My address is 101 Oak Meadow Lane. I am attaching a plat map with my lot highlighted in yellow so that you can easily visualize the impact this rezoning could have on me.

Prior to purchasing my home in January 2006, I spent time in December 2005 performing my due diligence. One part of that due diligence involved calling the planning department to verify the current zoning and inquiring if any changes in zoning were proposed. No rezoning requests were on record at that time. I realize the timing for this is unfortunate for me, as I would never have purchased my home if I had thought there was even a remote possibility of destruction of trees, which are not only beautiful, but act as a buffer from the interstate.

The map submitted with the application indicates via a dotted line that possibly access to the properties above would be via a roadway adjacent to the interstate, where there are currently beautiful and stately trees. It never occurred to me that anyone would want to, or be allowed to, remove those trees. I formerly lived in an area where trees are highly valued and destruction of even a small tree is simply not allowed without pressing safety concerns. I do not yet know the "rules" in North Carolina about removing trees, but I am hoping that if there is a restriction that you will fully enforce it and block the removal of these trees.

I am most certainly opposed to the zoning change. With this zoning, technically 1,070 residences could be constructed. Some land would be lost for roads and entry areas to the community but we could be potentially looking at over 800 houses with in excess of 1,600 people traveling one or two times a day on the road. This would mean 3,200 to 6,400 cars (at a minimum) passing within yards of my back fence, buffered only by a narrow strip where cows graze now. I do not think this is acceptable. This would be a

JUL 18 2006

cc: BOC

burden not only to me, but to all of my neighbors. We would all share the noise, the decrease in air quality and the erosion of the value of houses in our once bucolic little area. Please consider that we did not choose to live in a highly developed and congested area, and to impose this on us is unfair.

Please do not approve the request for a change in zoning to R-10.

Very truly yours,

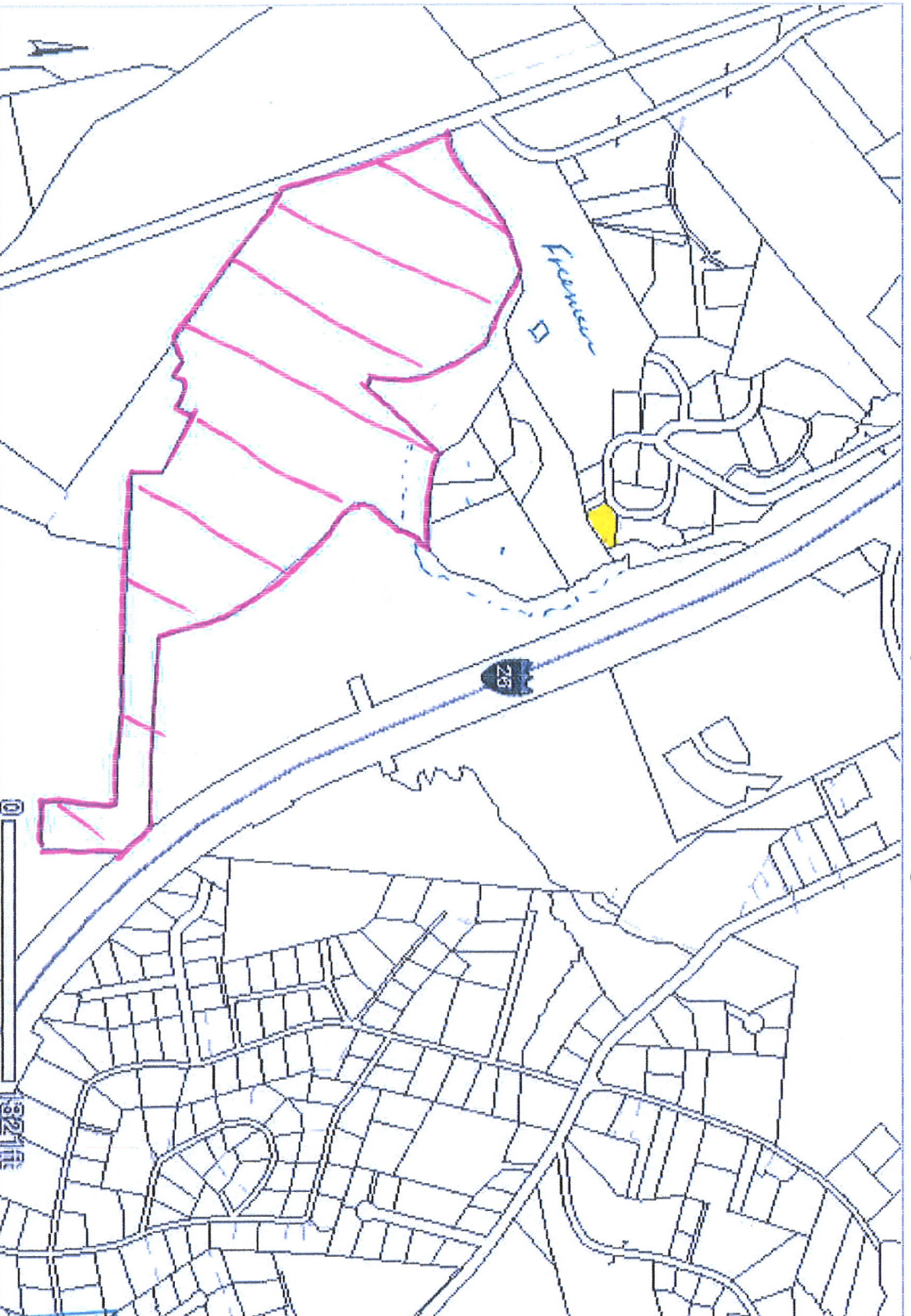
A handwritten signature in dark ink, appearing to read 'Margaret A. Jones', with a large, sweeping flourish extending to the right.

Margaret A. Jones

Enclosures

Henderson County Parcel Print Page

9651-92-1626



WARNING: THIS IS NOT A SURVEY!

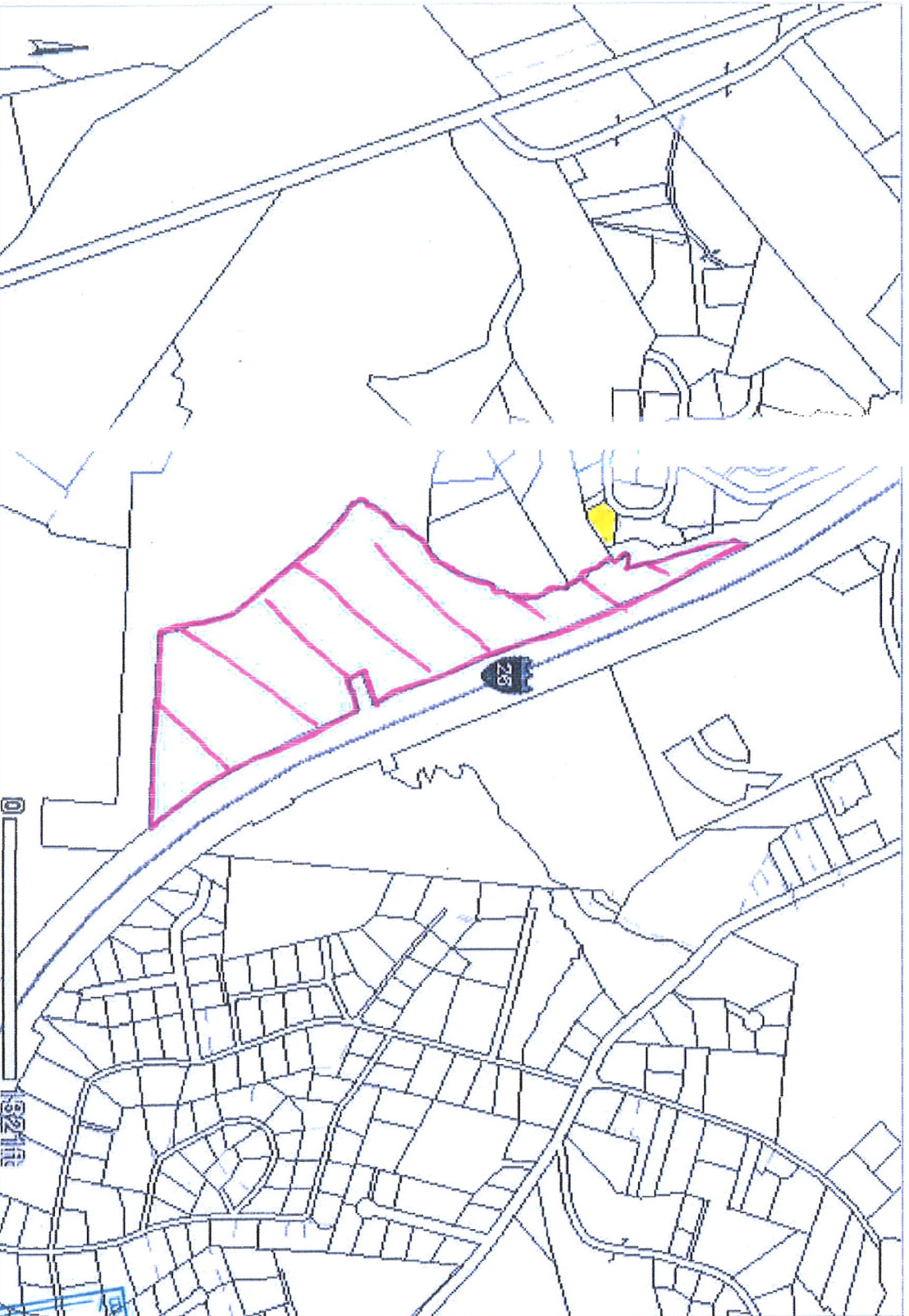
This map is prepared for the inventory of real property found within this jurisdiction, and is

Date: 5/4/106

Rec 1

Henderson County Parcel Print Page

9661-02-2982

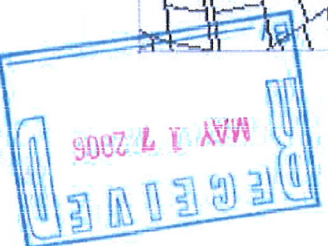


***WARNING: THIS IS NOT A SURVEY!
This map is prepared for the inventory of re
property found within this jurisdiction, and

Date: 5/4/106

Rec 1

0 132 ft



*Eleanor VanSant
101 Oak Meadow Lane
Hendersonville, NC 28792
828-684-6595*

July 17, 2006

Henderson County Board of Commissioners
100 North King Street
Hendersonville, NC 28792

Gentlemen:

Re: Re-zoning request for 9661-02-2982 and 9651-92-1626 dated
5/17/06

The Layman Foundation of N C 9661—02-2982

B. L. Hyder 9651-92-1626

Check for application issued by Fletcher Academy, Inc.

My address is 101 Oak Meadow Lane. I am attaching a plat map with my lot highlighted in yellow so that you can easily visualize the impact this rezoning could have on me. I am adamantly opposed to the zoning change. I have two main areas of concern about the rezoning to R-10 on the above referenced two parcels.

- With 107 acres to be developed, even with a 20% land loss to roads, etc., there could potentially be over 850 residential units on the property re-zoned. That density is not consistent with the development (or lack thereof) in the immediate area. This would be akin to considering putting a Six Flags or Disney at Lake Lure. The impact on the surrounding area is not tolerable.
- If access is via Canterbury Road (as indicated by dotted lines on the map the owners submitted with their application), and the road is extended to the subject property, the new roadway would necessarily be adjacent to the interstate. **This would mean removing multiple large and beautiful trees.** Please see the photo of the trees, which is attached. Additionally, this would result in a total loss of privacy for me, and I would lose the buffering of the trees for the interstate. If 500 to 850 homes were developed, this would most likely add a minimum of 1,000 to 1,500 cars per day driving adjacent to the interstate and driving adjacent to my back yard with only a narrow piece of land belonging to Mrs. Freeman between my back fence and any new road. The construction vehicles alone would create a dreadful noise and dust scenario.

Gentlemen, I purchased my home in January and did not move until early June 2006. Almost literally after the moving van pulled away, I found out about this rezoning

JUL 18 2006

cc: BOC

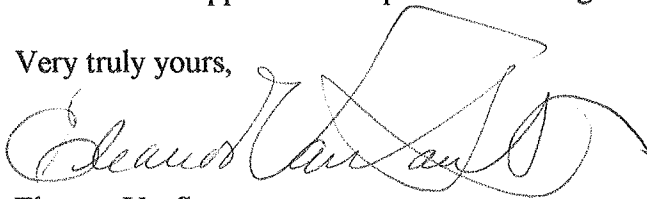
request. This could end up being my worst nightmare. **Please consider carefully what the impact of this development would do to the area.**

I would never have purchased my home had I known I would be so near such intense development, and most especially if I had thought I would have a road almost in my backyard. I now look out at Mrs. Freeman's cows on one side of my yard and to the rear. I made my peace with I-26, as the trees buffer the sight and some of the noise, but without the gorgeous trees, it will be worse than I imagine it would be to live in New York City...and trust me, that is NOT what I had in mind when I bought a house on a dirt road on a half-acre in Henderson County.

I am attaching two photos: A winter photo of the back view so that you can see the proximity of the interstate, and a current photo so that you can see what a beautiful buffer the trees are when the foliage is full. **To destroy these trees is unconscionable.**

Please do not approve the request for a change in zoning to R-10.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Eleanor VanSant". The signature is written in dark ink and is positioned above the printed name.

Eleanor VanSant

Enclosures



July 17, 2006 Rear view from 101 Oak Meadow Lane



December 2005 Rear view from 101 Oak Meadow Lane