

## JOINT SCHOOL FACILITIES COMMITTEE

Henderson County Board of Commissioners (HCBC) and Henderson County Board of Public Education (HCBPE)

### MINUTES

March 26, 2019

<https://youtu.be/NOiXDxQO3mk>

---

Committee Members Present: William Lapsley (Vice-Chairman and Committee Member, HCBC)  
J. Michael Edney (Committee Member, HCBC)  
Amy Holt (Committee member and Chairman, HCBPE)  
Bo Caldwell (Committee Member and Superintendent, HCBPE)  
Mary Louise Corn (Vice-Chairman and Committee Member, HCBPE)  
Blair Craven (Committee member)  
Teresa L. Wilson (Clerk to the Board)

Also Present: Steve Wyatt (Henderson County Manager)  
Amy Brantley (Assistant County Manager)  
Thad Ninneman (Henderson County Capital Projects Manager)  
Megan Powell (Budget Manager)  
John Mitchell (Director of Business and Community Development)  
Kathy Finotti (Henderson County PIO – Videotaping)  
Ken Parent (HCPS)  
Dr. John Bryant (HCPS)  
Kathy Johnson (HCPS)  
Emily Kite (Architect – Novus)  
Scott Donald, Jamie Henderson, Amy Dowty (Architects – PFA)

---

### **CALL TO ORDER**

Commissioner Edney called the meeting to order and welcomed those in attendance.

### **APPROVAL OF MINUTES**

*Commissioner William Lapsley made the motion to approve the minutes of February 22, 2019. All voted in favor and the motion carried.*

### **HENDERSONVILLE HIGH SCHOOL UPDATE**

PFA Architects Scott Donald, Jamie Henderson and Amy Dowty provided an update of progress on the Hendersonville High School project. Handouts are attached.

Vannoy is looking at items that can be done ahead of schedule in the process. Things such as prepping the site to make the process more streamline. There is a possibility of setting transformers/transformer relocation during the summer. Documentation of soft cost is being done to determine who will be doing what piece of the project so that everyone knows who is handling each part of the process and nothing is left out.

### **CAPITAL FACILITIES PROJECT**

Commissioner Lapsley noted stated there are essentially three parts to the process. Maintenance and routine which must be done and would be part of the \$1m annual allotment, Asset preservation covered in 1-4 years and paid for from the general fund but not borrowed at approximately \$5m per year, and Capital Improvements in which the County would borrow money broken down close to the same over the six years. The goal is to complete all projects over a six year period if possible. Everything will not be able to be done at the same time.

Bo Caldwell feels the HVAC systems at Flat Rock and Rugby are the #1 priority.

Chair Amy Holt would like to see Upward Elementary on the sooner than later schedule due to safety issues.

*Approved: August 9, 2019*

School growth was discussed and it was noted that the Board of Education will need to determine if new schools are necessary. They will also need to be determine if Flat Rock and Rugby Middle Schools should be renovated or new schools built.

County Manager Steve Wyatt feels a 5 cent tax rate increase may be necessary.

There being no further business the meeting was adjourn at 10:35 a.m.

*Approved: August 9, 2019*



**HENDERSONVILLE HIGH SCHOOL CAMPUS RENOVATIONS**  
**PROJECT STATUS UPDATE TO THE JOINT FACILITIES COMMITTEE, 3/26/19**  
**HC COURTHOUSE**

**Project Status**

- Schematic Design is in process, to be delivered on 4/1/19. Vannoy will perform an SD pricing exercise based on these drawings.
- All consulting engineers have been placed under contract with PFA.
 

WGLA Engineering, PLLC	Civil Engineers
DeVita & Associates, Inc.	MEP & Fire Protection
Kloesel Engineering, P.A.	Structural Engineers
CLH Design, P.A.	Landscape Design
- HHS Program has been verified with HCPS through meetings with Bobby Wilkins and the core team to refine the conceptual layout. Changes have been minor, with no changes to the building organization or footprint.
- Architects and MEP/FP Engineer met with HCPS facility maintenance staff to discuss system choices and preferences.
- Field measurements and verification of existing conditions at Stillwell, Main Gym and Vocational Building have been completed. BIM models are being updated accordingly.
- LIDAR surveying is complete; design team has point cloud information on the existing site, interior of the Main Gym and Auditorium.
- Discussions have been initiated with Vannoy Construction to discuss plausible work to be performed earlier than the contract schedule/phasing.
- Initiated soft costs documentation to track work in project, FFE work.

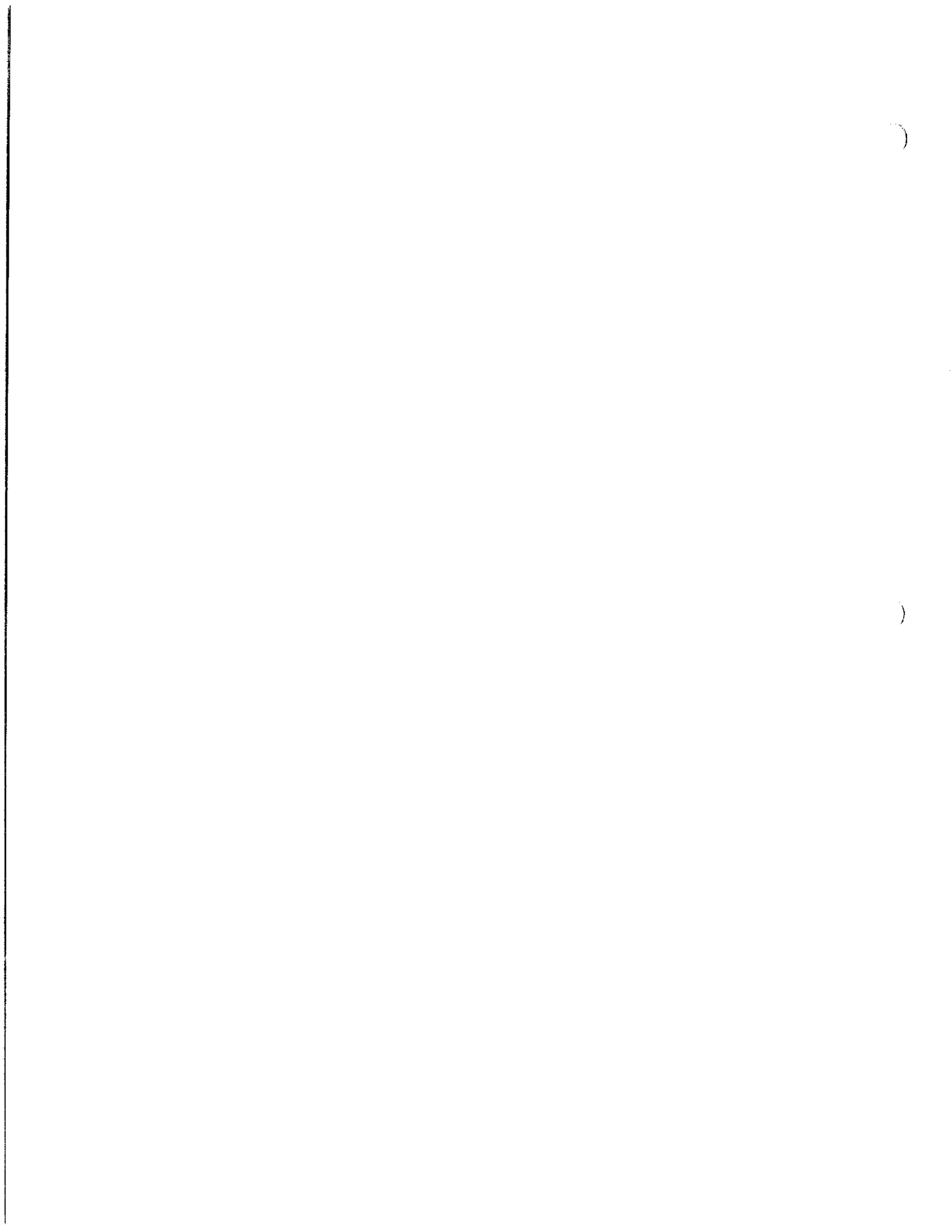
**AHJ Coordination in Process**

- Met with City of Hendersonville Planning & Development to verify submittal process & schedule.
- Met with NCDOT to determine required scope of revised Traffic Impact Analysis.
- Met with Duke Power on site to review transformer locations and discuss potential early utility work.

**Other Coordination in Process**

- Mattern & Craig has been commissioned to revise the Traffic Impact Analysis; draft report expected second week of April.
- Reliant Environmental has been commissioned to provide a hazardous materials survey and abatement plans for all buildings to be demolished or remediated.
- Proposal has been solicited for additional survey work.
- Proposal has been solicited for updated geotechnical report to revise recommendations for planned use of the Boyd lot, water investigations for Stillwell.
- Met with Weidt Group to begin Duke Energy's building energy performance analysis.

***See Proposed Project Schedule, attached.***





)

( )

Original

HCPS Asset Preservation

Fiscal Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
East High School										
West High School										
Roof Replacement		\$152,802				\$210,834				
North High School										
Roof Parapet, Skylights & Fence										
Flat Rock Middle School										
Replace Windows & HVAC	\$2,632,500									
Replace HVAC Controls										
Replace Roof							\$259,000			
Hendersonville Middle School										
Roof & Gutter Replacement				\$1,294,344						
HVAC Replacement										
Rugby Middle School										
Replace Windows & HVAC	\$2,686,729						\$181,000			\$891,569
Apple Valley Middle										
Roof Parapet, Skylights & Fence	\$90,148									
Roof Replacement										
Upward Elementary School										
Atkinson Elementary School										
Replacements & Upgrades		\$1,459,679			\$222,323			\$845,151		
Pavement Improvements										
Hendersonville Elementary										
Replacements & Upgrades		\$1,114,308								
Pavement Improvements										
Bruce Drysdale Elementary										
HVAC Replacement										
Clear Creek Elementary										
Gutters & Carpet			\$577,591							
System Upgrade										
Dana Elementary										
Roof & Window Replacement		\$296,861								
Pavement & System Upgrade										
Roof Replacement					\$1,120,200					\$45,367
Etowah Elementary										
Roof Replacement	\$132,865									
System Upgrade										
Pavement & Door Upgrades				\$356,329						
					\$325,623					



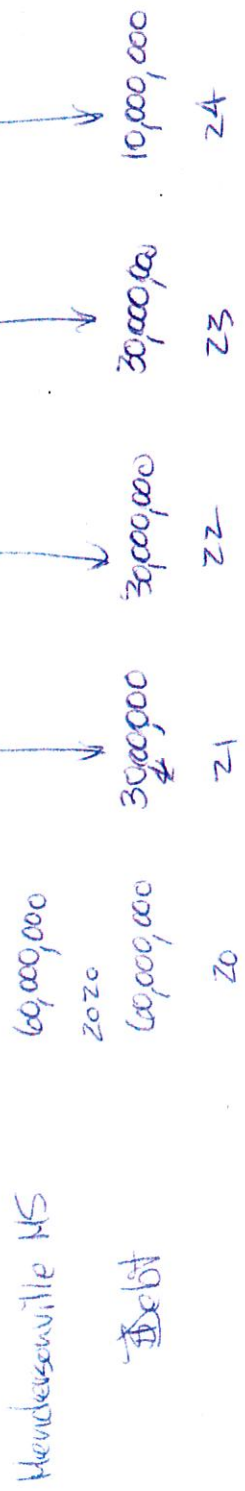


Original

### Asset Renovation & Expansion

Fiscal Year	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>
East High School								
Building Additions				\$27,575,510				
West High School	\$8,973,432							
Building Additions	\$1,790,380			\$5,588,000				
North High School								
Building Additions					\$4,746,769			
Flat Rock Middle School								
Building Additions		\$6,142,500						
Building Renovations			\$13,868,400					
Rugby Middle School								
Building Additions		\$8,482,500						
Building Renovations			\$13,809,535					
Apple Valley Middle								
Building Renovations							\$2,766,566	
Upward Elementary School								
Building Renovations	\$53,644	\$614,250	\$1,566,706					
Atkinson Elementary School								
Building Additions		\$1,468,262						
Hendersonville Elementary								
Building Additions		\$2,691,000						
Bruce Drysdale Elementary								
Clear Creek Elementary								
Generator							\$117,000	
Dana Elementary								
Generator							\$117,000	
Etowah Elementary								
Generator				\$117,000				

Fletcher Elementary Generator	\$117,000								
Glen Marlow Elementary Generator	\$117,000								
Hilldale Elementary Generator								\$117,000	
Mills River Elementary Generator								\$117,000	
Sugarloaf Elementary Generator								\$117,000	
Bus Garage	\$1,989,000								
<b>Total Annual</b>	<b>\$12,806,456</b>	<b>\$19,398,512</b>	<b>\$29,244,641</b>	<b>\$33,514,510</b>	<b>\$7,747,335</b>	<b>\$351,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



Wendersonville MS

Debt

Debt Service



Fletcher Elementary									
Sidewalks & Sewer Upgrade	\$361,669								
System Upgrades		\$739,700							
Pavement Improvements			\$321,165						\$985,884
HVAC Replacement									
Glen Marlow Elementary									
Pavement & Sidewalks	\$1,174,374								
System Upgrades		\$617,662							
HVAC Replacement									\$1,403,908
Hilldale Elementary									
Gutters & Drainage			\$103,615						
Roof & Pavement Improvements							\$1,036,965		
Mills River Elementary									
Sidewalk & Gutter Replacement			\$432,385					\$734,770	
Roof & Pavement Improvements									
Sugarloaf Elementary									
Roof & Gutter Replacement		\$115,643							
HVAC & Pavement			\$1,247,957						
Total Annual	\$5,319,229	\$4,782,706	\$4,453,589	\$0	\$1,982,569	\$1,843,908	\$1,067,474	#####	



Fletcher Elementary								
Generator			\$117,000					
Glenn Marlow Elementary								
Generator			\$117,000					
Hillendale Elementary								
Generator			\$117,000					
Mills River Elementary								
Generator			\$117,000					
Sugarloaf Elementary								
Generator			\$117,000					
Bus Garage				\$1,989,000				
Hendersonville High School		\$60,000,000						
Total Annual		\$60,000,000	\$30,180,641	\$32,204,968	\$33,163,510	\$7,513,335	\$0	\$0

	Short Term			
	2019	2020	2021	2022
<b>ELEMENTARY SCHOOLS</b>				
Atkinson			RENOVATIONS & ADDITION	
\$3,221,000			\$3,221,000	
Bruce Drysdale	BUILDING REPAIRS			
\$486,000	\$486,000			
Clear Creek	BUILDING REPAIRS			
\$607,000	\$607,000			
Dana	BUILDING REPAIRS			
\$312,000	\$312,000			
Etowah	BUILDING REPAIRS			
\$482,000	\$482,000			
Fletcher	BUILDING REPAIRS			
\$380,000	\$380,000			
Glenn Marlow	BUILDING REPAIRS			
\$1,234,000	\$1,234,000			
Hendersonville			RENOVATIONS & ADDITION	
\$4,186,000			\$4,186,000	
Hillandale	BUILDING REPAIRS			
\$109,000	\$109,000			
Mills River	BUILDING REPAIRS			
\$455,000	\$455,000			
Sugarloaf	BUILDING REPAIRS			
\$122,000	\$122,000			
Upward	RENOVATIONS & ADDITION			
\$702,000	\$702,000			
<b>MIDDLE SCHOOLS</b>				
Apple Valley				
\$0				
Flat Rock			RENOVATIONS & ADDITION	PHASE 2
\$23,535,000			\$6,892,000	BLDG RENOVATIO \$16,643,000
Hendersonville	BUILDING REPAIRS			
\$578,000	\$578,000			
Rugby			RENOVATIONS & ADDITION	PHASE 2
\$26,098,000			\$9,526,000	BLDG RENOVATIO \$16,572,000
<b>HIGH SCHOOLS</b>				
East Henderson			RENOVATIONS & ADDITION	
\$9,871,000			\$9,871,000	
North Henderson				
\$0				
West Henderson			RENOVATIONS & ADDITION	
\$1,970,000			\$1,970,000	
<b>OTHER</b>				
Bus Garage			NEW SITE & BUILDING	
\$2,188,000			\$2,188,000	
Escalation (Not Compounding)	5%		10%	20%
Yearly Totals	\$5,467,000		\$34,068,600	\$29,893,500
Major Project Design/Planning Costs	\$6,396,210			4 Year Total \$69,500,000

2023	Mid Term 2024	2025	2026	Long Term 2027	2028
ASPHALT PAVING					
LOW VOLTAGE					
	LOW VOLTAGE				
LOW VOLTAGE				ROOF REPLACEMENT	
ASPHALT PAVING					
		HVAC REPLACEMENT			
		LOW VOLTAGE			
ASPHALT PAVING		HVAC REPLACEMENT			
		LOW VOLTAGE			
LOW VOLTAGE	HVAC REPLACEMENT				
ASPHALT PAVING					
	PAVING & ROOF				
	LOW VOLTAGE				
	PAVING & ROOF				
	LOW VOLTAGE				
LOW VOLTAGE					
PAVING & HVAC					
LOW VOLTAGE					
HVAC & FLOORING					
	BLDG RENOVATIONS		ROOF REPLACEMENT		
		ROOF REPLACEMENT			
	LOW VOLTAGE				HVAC REPLACEMENT
		ROOF REPLACEMENT			
PHASE 2 - MAJOR CONSTRUCTION NEW CLASSROOMS					
	BLDG RENOVATIONS				
PHASE 2 SCIENCE BUILDING			ROOF REPLACEMENT		

**Legend**

- Minor Repairs
- Major Renovation
- Routine Maintenance
- Low Voltage Upgrades