

JOINT SCHOOL FACILITIES COMMITTEE

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

MINUTES

July 27, 2021

1:00 p.m.

Committee Members Present: David Hill (Commissioner and Committee member, HCBC)
J. Michael Edney (Commissioner and Committee member, HCBC)
Jay Egolf (Committee member)
Scott Rhodes (Committee member)
Blair Craven (Committee member, HCBPE)
Denisa Lauffer (Henderson County Clerk to the Board)

Also Present Were: John Mitchell (Interim County Manager)
Amy Brantley (Assistant County Manager)
Thad Ninneman (Capital Projects Manager)
David Berry (Construction Manager)
Kathy Finotti (PIO – Videotaping)

Henderson County
Public Schools:

Carl Taylor (Chief Administrative Officer, HCBPE)

CALL TO ORDER

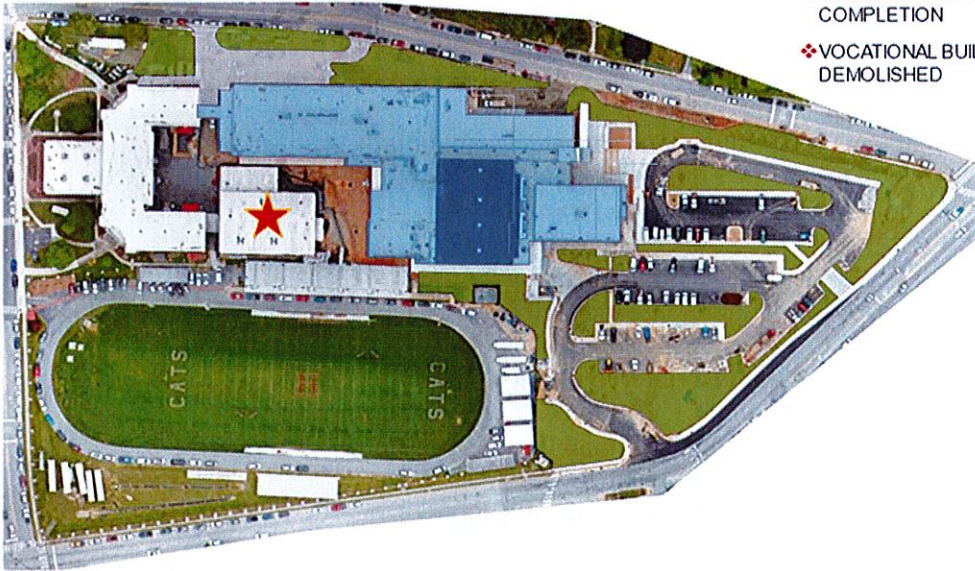
Commissioner Mike Edney called the meeting to order and welcomed those in attendance.

At the Board of Commissioners' June 7, 2021, meeting, the Board authorized PFA Architects to provide options related to the renovation of the stadium at Hendersonville High School. Maggie Carnevale and Amy Dowdy, with PFA Architects, provided the Committee with four options, and the associated costs, for the stadium renovations.



Approved: March 21, 2022

HHS: CURRENT PROJECT



- ❖ NEW ADDITION NEARING COMPLETION
- ❖ VOCATIONAL BUILDING & PRESSBOX DEMOLISHED

POTENTIAL STADIUM IMPROVEMENTS



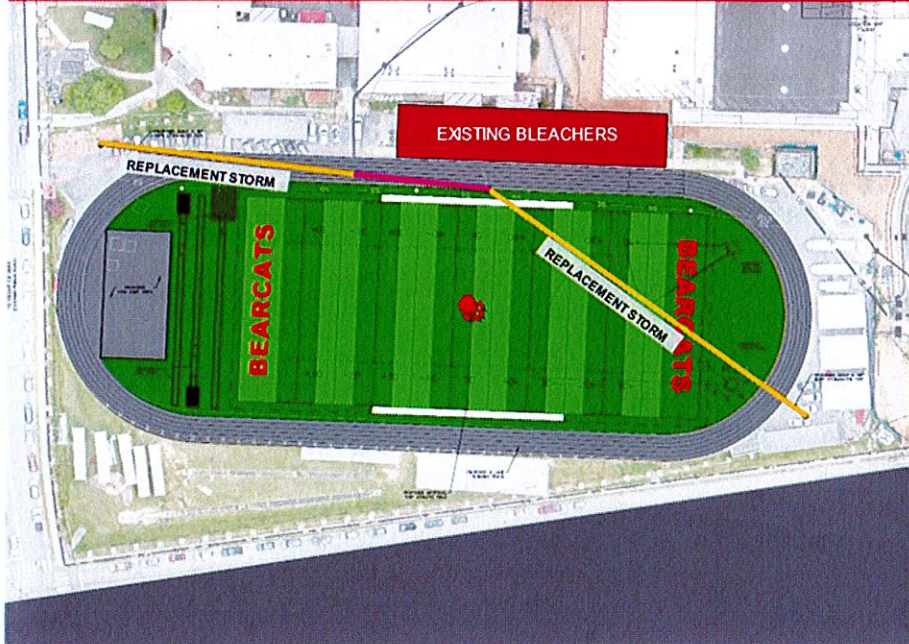
BASIC OBJECTIVE

- ARTIFICIAL TURF & RUBBERIZED TRACK

UNIQUE CONDITIONS AT HHS

- DAMAGED STORMWATER LINE UNDER FIELD
- DAMAGED ASPHALT TRACK
- HOME BLEACHERS TOO CLOSE TO OUTSIDE LANE OF TRACK; TRACK SHOULD ROTATE FOR STUDENT SAFETY
- ENDZONE BORDERS ON TRACK; FIELD SHOULD SHIFT SOUTH FOR STUDENT SAFETY
- ADJUST STADIUM LIGHTS FOR SHIFTED FIELD
- SANITARY SEWER LINE UNDER FIELD

POTENTIAL STADIUM IMPROVEMENTS



OPTION A

- STORMWATER LINE REPLACEMENT
- NEW RUBBERIZED ASPHALT TRACK, ROTATED FOR SAFETY
- NEW ARTIFICIAL TURF FIELD, **SHIFTED** FOR SAFETY
- ALL FIELD EVENTS RELOCATED TO D-ZONES
- REALIGNMENT OF FIELD LIGHTS

POTENTIAL STADIUM IMPROVEMENTS



OPTION B

- STORMWATER LINE REPLACEMENT
- NEW RUBBERIZED ASPHALT TRACK, ROTATED FOR SAFETY
- NEW ARTIFICIAL TURF FIELD, **CENTERED** IN TRACK
- ALL FIELD EVENTS RELOCATED TO D-ZONES
- REALIGNMENT OF FIELD LIGHTS

POTENTIAL STADIUM IMPROVEMENTS



ADDITIONAL CHALLENGES

- POOR SIGHT LINES FROM EXISTING HOME BLEACHERS CENTERED ON 31 OR 38 YARD LINE
- HOME CONCESSIONS NO LONGER ON PATH OF TRAVEL FROM NEW MAIN ENTRY & PARKING TO BLEACHERS
- HOME & VISITOR BATHROOMS INADEQUATE AND NOT HC ACCESSIBLE
- EXTENSIVE GRADING WOULD BE NEEDED TO PROVIDE REGULATION SLOPE TO TRACK
- POOR SIGHT LINES FROM VISITOR BLEACHERS
- NO HC ACCESSIBLE VISITOR SEATING
- VISITOR BLEACHERS IN POOR CONDITION, OVERHANGING SIDEWALK

POTENTIAL STADIUM IMPROVEMENTS



OPTION C

- STORMWATER LINE REPLACEMENT
- NEW RUBBERIZED ASPHALT TRACK, ROTATED FOR SAFETY
- NEW ARTIFICIAL TURF FIELD, SHIFTED OR CENTERED
- ALL FIELD EVENTS RELOCATED TO D-ZONES
- REALIGNMENT OF FIELD LIGHTS
- RECONFIGURE HOME BLEACHERS
- NEW HOME CONCESSIONS
- RENOVATE EXISTING HOME CONCESSIONS FOR ENLARGED BATHROOMS

POTENTIAL STADIUM IMPROVEMENTS



OPTION D

- STORMWATER LINE REPLACEMENT
- NEW RUBBERIZED ASPHALT TRACK, ROTATED FOR SAFETY
- NEW ARTIFICIAL TURF FIELD, SHIFTED OR CENTERED
- ALL FIELD EVENTS RELOCATED TO D-ZONES
- REALIGNMENT OF FIELD LIGHTS
- RECONFIGURE HOME BLEACHERS
- REGRADE TRACK & FIELD TO REGULATION SLOPE, RETAINING WALLS AT PERIMETER OF TRACK
- NEW HOME CONCESSIONS & BATHROOMS
- NEW VISITOR BLEACHERS
- NEW VISITOR CONCESSIONS
- RENOVATE EXISTING VISITOR CONCESSIONS FOR ENLARGED BATHROOMS

POTENTIAL STADIUM IMPROVEMENTS

OPTION A <ul style="list-style-type: none"> • NEW TRACK & SHIFTED FIELD • STORMWATER LINE REPLACEMENT, FIELD LIGHT ADJUSTMENT 	\$2,144,609
OPTION B <ul style="list-style-type: none"> • NEW TRACK & CENTERED FIELD • STORMWATER LINE REPLACEMENT, FIELD LIGHT ADJUSTMENT 	\$2,138,419
OPTION C <ul style="list-style-type: none"> • NEW TRACK & FIELD • STORMWATER LINE REPLACEMENT, FIELD LIGHT ADJUSTMENT • HOME BLEACHERS REWORK • NEW HOME CONCESSIONS, EXPANDED HOME BATHROOMS 	\$3,344,752
OPTION D <ul style="list-style-type: none"> • NEW TRACK & FIELD AT REGULATION SLOPE, RETAINING WALLS AT PERIMETER • STORMWATER LINE REPLACEMENT, FIELD LIGHT ADJUSTMENT • HOME BLEACHERS REWORK, VISITOR BLEACHERS REPLACEMENT • NEW HOME CONCESSIONS & BATHROOMS, NEW VISITOR CONCESSIONS & EXPANDED VISITOR BATHROOMS 	\$5,201,370

Commissioner Edney asked that a video of the storm drain compiled by the NCDOT be shown. Jared Deridder explained the NCDOT crew shot a video of the storm drain inlet that is located in front of Pop's Diner on N Main Street.

Commissioner Edney stated there is an existing sewer line in use that runs thru the middle of the field and the city is under contract to stop using that line and relocate the line to run down Bearcat Blvd and hit over at Church Street. He then asked what the anticipated timeframe for completion of that work. John Mitchell said

the City Manager has stated that work is scheduled to be completed by the end of Summer 2022. However, we are meeting with the City to have that documented in writing for the Board of Commissioners before the Board proceeds. David Berry added, in the scenario that the work was not completed by the end of next summer, football could start, and the active sewer line would still be under the field. When the city completes the work, that old line would be abandoned not pulled out.

Blair Craven stated the consensus of the Henderson County Board of Public Education was that Option A and Option B were not viable options for the needs of Hendersonville High School. Their expectation is a hybrid option referred to as a "C Plus" or "D Minus" Option. Blair Craven emphatically stated the bathrooms on the visitor's side have to be done. Period. He said they do not need the visitor concessions.

Commissioner Hill said the County does not need to borrow another dime and he would have a tough time committing to anything over 60.4 million.

Commissioner Edney stated the county is morally obligated to 1.3 million and asked Blair Craven if HCBPE can cover the additional 2 million for the desired option chosen. Blair stated they could not but anticipated they would have a seven-figure number to help pay for the project. Jay Egolf added if the County could pay for the leveling of the field, new turf, a new track, relocating the bleachers (both visitor and home), and adjusting the lighting the school board will figure out the rest. Blair Craven agreed saying he thought they could certainly handle that.

Blair Craven stated if the Board could get to option C the School Board can work out the rest.

Commissioner Edney asked what the consensus of the group was. Blair Craven said he didn't know that there would be a consensus of the group but, the school board wants a D Minus plan which is basically Option D without the visitor concessions. Option C is the least option we could do but would have to add visitor bleachers and visitor restrooms.

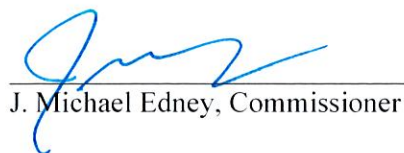
Commissioner Edney stated both he and Commissioner Hill know what the HCBPE wants and will present this to the other members of the Board on at the Monday, August 2, 2021 meeting.

David Berry clarified there will be additional costs associated that are not shown in the figures that are being presented today. The numbers presented do include Vannoy's markup but not the new design costs for the civil engineering and the architect.

Motion:

Commissioner Edney made the motion to adjourn at 3:05 p.m. All voted in favor and the motion carried.


Denisa Lauffer, Clerk to the Board


J. Michael Edney, Commissioner