

MINUTES

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, MARCH 16, 2026**

The Henderson County Board of Commissioners met for a Special Called Meeting at 5:30 p.m. in the meeting room of the historic Courthouse located at 1 Historic Courthouse Square, Hendersonville, NC.

Those present were: Chairman William Lapsley, Vice-Chair J. Michael Edney, Commissioner Sheila Franklin, Commissioner Jay Egolf, Commissioner Rebecca McCall, County Manager John Mitchell, Assistant County Manager Chris Todd, Financial Services Director Samantha Reynolds, Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were: Emergency Management Director Jimmy Brissie, Chief Communications Officer Mike Morgan, Capital Projects Manager Bryan Rhodes, County Engineer Marcus Jones, Tax Assessor Kevin Hensley, and Deputies Jesse Blankenship and Matt Covil, who provided security.

Elected officials in attendance were: Chief District Court Judge Kim Gasperson-Justice, District Attorney Andrew Murray, Clerk of Court Tyler Ray, Sheriff Lowell Griffin, and Register of Deeds Lee King

**CALL TO ORDER/WELCOME**

Chairman Lapsley called the meeting to order and welcomed all in attendance.

**INVOCATION**

John Mitchell provided the invocation.

**PLEDGE OF ALLEGIANCE**

Chairman McCall led the Pledge of Allegiance to the American Flag.

**DISCUSSION**

**Henderson County Judicial Complex Addition and Renovation – Courthouse Project – GMP Approval**

Chairman Lapsley provided an overview of the courthouse project, including prior planning efforts such as the 2021 space needs assessment and evaluation of the King Street building. The project represents the largest capital construction undertaking in the County's history, with a Guaranteed Maximum Price of \$84.2 million and a total estimated budget of approximately \$99.8 million, including soft costs.

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APPROVED:

John Albro, representing Haskell-Cooper, presented the following to the board:



## Project Description

This package provides a GMP for the Henderson County Courthouse project.

The Haskell-Cooper team is pleased to present this Guaranteed Maximum Price (GMP) Proposal for consideration by Henderson County. This GMP Proposal, upon acceptance by Henderson County, is intended to serve as the basis for an Amendment to the contract, adding the construction phase activities of the Courthouse to the current contract.

The Henderson County Courthouse project consists of a single court set (2 courtrooms) per floor and is five floors total (parking garage basement plus four floors). Total area for this scenario is approximately 90,509 GSF. The New Courthouse building is intended to house the majority, but not all, of the Courts primary functions, with the additional County agencies remaining with the 1995 Building after construction is complete.

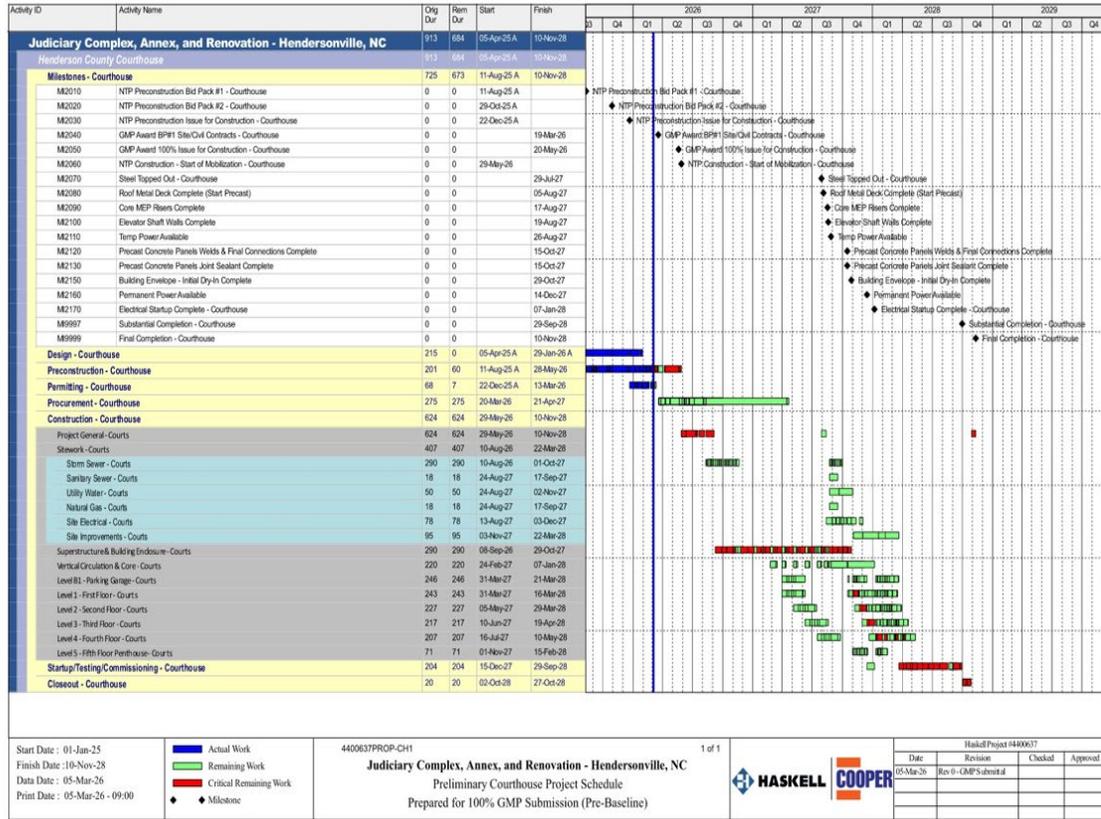
The direct cost of work for the building is approximately \$759/SF. The direct cost of work for the sitework is approximately \$63/SF. These costs are based on the current presented GMP value.

**The new County Detention Center is NOT part of this proposal. This proposal includes the work associated with the County Courthouse only.**



APPROVED:

Project Schedule



GMP Summary

**HASKELL COOPER**  
 4400637 100 PCT (P) HENDERSON COUNTY JUDICIAL CENTER - COURTHOUSE GMP  
 Project Summary

The estimate and schedule herein are based on a blend of historical and current market data. Material shortages, supply chain disruptions, and skilled labor shortages produce extreme and unpredictable market volatility. These factors create uncertainty in directional pricing and project timelines, both of which are exacerbated over time. Haskell commits to communicating with transparency and expediency as we become aware of market fluctuations that effect this proposal.

DIRECT COST OF WORK	Cost	% Total	Cost/SF
00 00 GENERAL CONDITIONS	\$8,366,517	9.9%	\$92.44
01 00 GENERAL REQUIREMENTS	\$1,886,514	2.2%	\$20.84
02 30 DEMOLITION	\$244,262	0.3%	\$2.70
03 10 SITE CAST CONCRETE	\$6,153,450	7.3%	\$67.99
03 20 ARCHITECTURAL PRECAST	\$4,438,438	5.3%	\$49.04
04 00 MASONRY	\$1,552,185	1.8%	\$17.15
05 10 STEEL	\$5,896,846	7.0%	\$65.15
06 40 MILLWORK	\$2,535,978	3.0%	\$28.02
07 10 WATERPROOFING & SEALANTS	\$484,928	0.6%	\$5.36
07 30 ROOFING	\$832,986	1.0%	\$9.20
07 42 METAL PANELS	\$308,307	0.4%	\$3.41
07 80 SPRAY INSULATION & FIREPROOFING	\$503,993	0.6%	\$5.57
08 10 DOORS, FRAMES AND HARDWARE	\$892,571	1.1%	\$9.86
08 33 OVERHEAD COILING DOORS & DROP ARMS	\$492,538	0.6%	\$5.44
08 40 GLASS & GLAZING	\$3,611,772	4.3%	\$39.91
09 10 DRYWALL & CEILINGS	\$7,010,195	8.3%	\$77.45
09 60 FLOORING	\$957,181	1.1%	\$10.58
09 66 TERRAZZO FLOORING	\$313,278	0.4%	\$3.46
09 90 PAINTING	\$449,801	0.5%	\$4.97
10 00 SPECIALTIES	\$498,485	0.6%	\$5.51
11 30 RESIDENTIAL APPLIANCES	\$13,912	0.0%	\$0.15
11 90 DETENTION SECURITY	\$2,757,167	3.3%	\$30.46
12 24 ROLLER WINDOW SHADES	\$142,507	0.2%	\$1.57

12 31 METAL CASEWORK	\$38,547	0.0%	\$0.43	
12 40 FURNISHINGS	\$65,860	0.1%	\$0.73	
14 20 ELEVATORS	\$2,685,889	3.2%	\$29.68	
21 00 FIRE PROTECTION	\$688,658	0.8%	\$7.61	
22 00 PLUMBING	\$3,311,916	3.9%	\$36.59	
23 00 HVAC	\$5,522,316	6.6%	\$61.01	
26 00 ELECTRICAL	\$6,031,811	7.2%	\$66.64	
31 60 RIGID INCLUSIONS	\$715,759	0.8%	\$7.91	
32 00 SITE WORK	\$4,397,370	5.2%	\$48.58	
32 90 LANDSCAPING	\$629,092	0.7%	\$6.95	
<b>DIRECT COST OF WORK SUBTOTAL</b>	<b>\$74,431,024</b>		<b>\$822.36</b>	
<b>INDIRECT COSTS</b>				
CMAR Contingency	6.00%	\$4,465,861	5.30%	\$49.34
Builders Risk Insurance	0.45%	\$378,966	0.45%	\$4.19
General Liability Insurance	1.25%	\$1,052,682	1.25%	\$11.63
P&P Bond	1.00%	\$842,146	1.00%	\$9.30
OH & P	3.75%	\$3,043,900	3.61%	\$33.63
<b>INDIRECT COSTS SUBTOTAL</b>	<b>\$9,783,556</b>		<b>\$108.09</b>	
<b>TOTAL PROJECT COST</b>	<b>\$84,214,579</b>	<b>100.00%</b>	<b>\$930.46</b>	

Estimate Due Date: 3/16/2026  
 Lead Estimator: BMM  
 03/16/2026 11:00 AM

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APPROVED:

## Project Alternates: Not Included in Base Price

The following list of alternates are not included in the base estimate:

**1. Mechanically Fastened TPO Roofing      N/A**

Roofing contractors informed us that they could not mechanically fasten the TPO to the precast concrete roof structure and the system be warrantable. *Note: County Staff suggest not accepting this Alternate.*

**2. Foundation Wall Dampproofing      \$51,311**

Provides bituminous dampproofing in lieu of self-adhering sheet waterproofing as the foundation walls. *Note: County Staff suggest not accepting this Alternate.*

**3. Secondary Telecom Service Pathway      \$25,571**

Provides a secondary telecom service pathway to include (4) 2-inch direct buried underground conduits between the basement Demarc Room and the new telecom handhole for service provider cabling as indicated on Drawing T2000. Provide 24 by 36 inch telecom handhole with tier 22 rated cover at property line for telecom service provider cabling. *Note: County Staff suggest accepting this Alternate.*



## Project Alternates: Not Included in Base Price

The following list of alternates are not included in the base estimate:

**4. Temporary Scaffolding Egress Stair      (\$18,877)**

Provides the exterior egress stair as a temporary scaffolding and platform stair in configuration indicated on Sheet A6134. Includes rental for 12 months. *Note: County Staff suggest not accepting this Alternate.*

**5. Precast Mock-up Panel      (\$26,685)**

Provides two 4-foot by 4-foot precast mock-up panels in lieu of two full size panels. *Note: County Staff suggest accepting this Alternate.*

**6. Telecommunication System Allowance      \$889,315**

Provide an allowance to complete turnkey telecommunication system. Full scope review to be performed with Owner to ensure complete scope is included, if this alternate allowance is selected. *Note: County Staff suggest not accepting this Alternate as this is included in Owner "soft" costs.*

**7. End User Modifications      \$800,000**

Provide an alternate allowance to incorporate the changes requested by the end user(s). *Note: County Staff suggest discussing this alternate as a separate item as it includes some program functionality items.*



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## Project Allowances: Included in Base Price

Allowances have been included for the designated scopes as described. All Subcontractor/Vendor cost for the associated Allowance will be included as COW under the Allowance, and any cost over or under the Allowance amounts to fully complete these scopes will be adjusted accordingly per Article 3.8 of the Prime Contract. The Owner will also have the right to not use an Allowance for the scope of work as stated, if they so choose to not have that designated scope performed from the project. Insurances, OHCP, etc. have been considered and calculated on Allowances in this GMP. SDI (Sub Default Insurance) is not included and will be adjusted when seeking approval for the expenditures. Use of the below allowances will require Owner Approval.

## Project Allowances: Included in Base Price

### **Addendum #3     \$250,000**

Cost associated with all work added or revised in Addendum #3.

### **Addendum #4     \$150,000**

Cost associated with all work added or revised in Addendum #4.

### **Temporary Utilities             \$238,000**

Includes an allowance for the consumption costs associated with temporary water, sewer and electric. Temporary permanent utility costs are excluded.

### **Probatory and Exploratory Investigations     \$10,000**

Includes any and all probatory investigations of existing structures. Any items discovered during the course of construction beyond those described in the Contract documents are excluded.

### **Structural Bracing for Demolition Activities     \$50,000**

Includes structural bracing associated with demolition and removal of the two openings at the existing 1995 Courthouse.

## Project Allowances: Included in Base Price

### **Removal/Repair/Replace at '95 Courthouse \$15,000**

Allowance to remove and replace building concrete components of the existing '95 courthouse, including walls, slab-on-grade, etc. to furnish and install a new foundation underneath the existing 1995 Courthouse, located near grid line 3.2 and A-A. Includes any necessary shoring, underpinning, etc. required for this work.

### **Load Transfer Platform     \$50,000**

Furnish and install a load transfer platform for installation of the rigid inclusions. The load transfer platform is part of the rigid inclusion design, and the thickness will be determined during their final design.

### **Rigid Inclusion Cutoff     \$40,000**

Provide cutoff of rigid inclusions to elevations required per the contract documents. The Rigid Inclusion contractor is unable to perform cutoffs below the working elevation. They will cover cutoffs up to 4-foot.

APPROVED:

# Project Allowances: Included in Base Price

**Roof Snow Clearing            \$5,000**

Includes the cost to provide clearing snow from the roof.

**Knox Boxes                    \$5,000**

Includes cost to provide and install Knox boxes

**Fixed Louvers, Flush Access Doors, and HM Frame Coating    \$30,000**

Includes fixed louvers, flush access doors, and bituminous coating on HM frames in concrete or masonry.

Fixed Louvers \$2,900

Flush Access Doors    \$2,500

Bituminous Coating on HM Frames            \$21,600

**Curtain Wall Secondary Support Steel            \$42,000**

Includes the cost to furnish and install secondary support steel for the curtain wall systems.

# Project Allowances: Included in Base Price

**Storefront Door Hardware and Fire-Rated Glass            \$599,000**

Includes storefront door hardware, fire rated assemblies, and mock-ups.

Storefront Door Hardware            \$161,000

Fire-Rated Assemblies \$395,000

Mock-ups            \$43,000

**Flooring Moisture Mitigation            \$45,000**

Includes furnish and installation of moisture mitigation for flooring.

**Self-Leveling Underlayment            \$25,000**

Includes furnish and installation of self-leveling underlayment for flooring systems.

**Terrazzo Floor Preparation and Protection    \$20,000**

Includes joint preparation and filling, and temporary protection during and at completion of terrazzo work.

Protection of Work            \$10,000

Joint Preparation and Filling            \$10,000



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## Project Allowances: Included in Base Price

### **Corner Guards and Installation of Owner Furnished Equipment \$8,500**

Includes furnish and installation of corner guards, and installation of owner furnished equipment, including TVs and TV brackets.

Corner Guards	\$6,000
Installation of Owner Furnished Equipment	\$2,500

### **Installation of Detention Door Frames and Security Ceiling Mock-up \$71,000**

Includes furnish and installation of detention door frames and mock-up of the security ceiling.

Install Detention Door Frames	\$63,000
Detention Security Ceiling Mock-up	\$8,000

### **Elevator Barricading and Firestopping \$37,500**

Includes barricading and signage at all shaft openings, storage costs, and firestopping of their work

Barricading and Signage at all Shaft Openings	\$15,000
Elevator Storage	\$12,500
Firestopping	\$10,000

## Project Allowances: Included in Base Price

### **Plumbing Permit \$25,000**

Allowance includes all costs for securing permitting for the plumbing scope of work.

### **Temporary Heating, Cooling, and Humidity Control \$250,000**

Allowance includes all provisions for temporary heating, cooling, and humidity control for construction activities, including but not limited to, power/electrical for temporary controls. This will be required for installation of certain finish materials.

Temporary Heating and Cooling	\$200,000
Temporary Humidity Control	\$50,000

### **Relocate Existing Antenna System and Dishes \$50,000**

Cost for all existing antenna system and dishes to be removed from the existing 1995 Courthouse roof and be relocated to the new Courthouse precast wall panel. Includes all removal, mounting, wiring, etc. associated with this work.

## Project Allowances: Included in Base Price

### **Elevator Hoist-way Illumination \$25,000**

Furnish and install elevator hoist-way illumination to meet 2022 ASME A17.1 Elevator Code. This code was changed from the GMP specifications through a RFI response from the design team.

### **Rigid Inclusions \$715,759**

Includes all work associated with the rigid inclusion scope of work based on geotechnical information provided by Owner, including mobilization, layout, load test, installation, working platform, underpinning, etc. Subcontractor has requested additional borings to complete a full design.

### **Unsuitable Soils and Potential Deleterious Materials \$450,000**

Includes the removal, hauling, disposal, and replacement of unsuitable soils, ground water, rock, or other existing, potentially deleterious materials/items not identified by the Geotechnical Survey as performed to the required standard of care.

APPROVED:

# Project Allowances: Included in Base Price

**Temporary Laydown Area      \$235,000**

Includes an allowance to furnish and install stone/rock at an additional off-site area for the Courthouse project, for lay down and parking. Includes temporary construction fencing and gates, removal, and restoration at completion of the project. Any additional material storage, as a result of not being able to store materials on site, and double handling costs are also included.

**Railroad Right-of-Way      \$50,000**

Includes an allowance for all work within and outside the Railroad Right of Way shown on drawing CC- 701, including but not limited to, extension of the existing modular railroad crossing, fencing, Z-gates, and signage.

**Sitework Contractor – Changes from BP #1 to GMP      \$2,519**

Includes cost for revisions included in the drawings and specifications from Bid Package #1 to GMP/Addendum #2.

**CPT Sounding Borings      \$30,000**

Includes additional CPTs to finalize rigid inclusion analysis prior to mobilization; final design and pricing may vary based on the results. The geotechnical data does not indicate a competent bearing layer beneath the Courthouse footprint.

Staff and consultants outlined construction timelines, parking plans, and project logistics, noting that the impound lot has been temporarily relocated while a permanent site has not been identified.

Board discussion reflected differing perspectives. Commissioner Edney expressed confidence in the project's financing, while Commissioner Franklin raised concerns about overall cost, potential impacts on other planned projects, and opposition to a tax increase. Commissioner McCall emphasized the thorough planning process and the need to prepare for future growth, noting that some concerns had been addressed earlier and that alternative funding sources may be available for other projects. Commissioner Egolf acknowledged the need for the project but highlighted cost concerns, potential tax implications, and long-term financial impacts.

Chairman Lapsley noted that significant cost-reduction efforts have already been made, including design changes, and emphasized the extensive time and resources already invested in the project's planning and analysis.

*Vice-Chair Edney made the motion that the Henderson County Board of Commissioners approve the Guaranteed Maximum Price of \$84,214,579.92 for the JCAR: Courthouse Project, and direct Henderson County Staff to contract with Haskell-Cooper on this project. And additionally, authorize staff to direct Haskell-Cooper to release the site work package, allowing the site work contractor to mobilize on the courthouse project.*

*Following a roll call vote, Commissioners Lapsley, McCall, and Edney voted in favor, while Commissioners Egolf and Franklin voted in opposition. The motion carried by a 3–2 vote.*

*Commissioner Lapsley made a motion to adjourn the meeting at 6:53 p.m. All voted in favor, and the motion carried.*

APPROVED:

**ADJOURN**

Attest:

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Denisa A. Lauffer, Clerk to the Board

\_\_\_\_\_  
William Lapsley, Chairman

APPROVED: