

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: January 3, 2006

SUBJECT: Update on Pending Issues

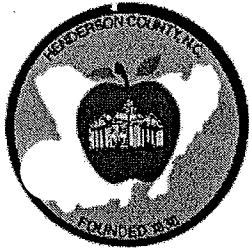
ATTACHMENTS: Yes

SUMMARY OF REQUEST:

This is an effort to keep the lines of communication open. It commissioners and staff an opportunity to bring the full Board up to date on issues that occur between meetings. It is also a time for staff to ask for direction so that the County's public positions on current and upcoming issues can be developed. Individual Commissioners will also be given the opportunity to report on related committee work and assignments.

Topics for this meeting are as follows:

- 1) Solid Waste/Recycling – Chairman Moyer
- 2) Sugarloaf School Property – Commissioner Young
- 3) Government Channel 11/WHKP – Selena Coffey
- 4) Tuxedo Library and Recreation Project – Justin Hembree (Attachments)



HENDERSON COUNTY
OFFICE OF THE COUNTY MANAGER

100 NORTH KING STREET
HENDERSONVILLE, NC 28792-5097
PHONE (828) 697-4809 FAX (828) 698-6014
www.hendersoncountync.org

David E. Nicholson
County Manager
davidn@hendersoncountync.org
Justin B. Hembree
Assistant County Manager
jhembree@hendersoncountync.org

Selena D. Coffey
Budget & Management Director
selenac@hendersoncountync.org
Avalina Merrill
Administrative Assistant
avalina@hendersoncountync.org

MEMORANDUM

December 29, 2005

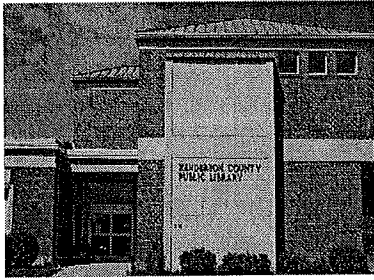
To: Board of County Commissioners

From: Justin B. Hembree, Assistant County Manager
Selena D. Coffey, Budget and Management Director

Subject: Update Concerning Tuxedo Community Library and Recreation Project

As requested by the Board of Commissioners, staff will be presenting information concerning the proposed library and recreation project(s) for the Tuxedo community during January's meetings. Enclosed in this packet is information compiled by the County's Library Director specifically in regards to the library portion of the project.

Staff will receive HSMM's preliminary report on the Tuxedo School facility by January 3 and may be able to share new information from the report during your regular Board meeting that evening. Further, HSMM plans to make a formal presentation of the report at your January 18 meeting. In order to have adequate time to gather and review pertinent new information, staff proposes to make a final recommendation on this project during your January 18 regular meeting.



Henderson County Public Library
301 N. Washington Street
Hendersonville, NC 28739

828-697-4725 Telephone

828-692-8449 Fax

William E. Snyder, Library Director

TO: Board of County Commissioners
FROM: William Snyder, Library Director
SUBJECT: Tuxedo School Project
DATE: December 28, 2005

In accordance with your directions issued at a Commissioners meeting in November the Library has sought more detailed input as to possible use of the 1930 Tuxedo School as a public library.

To best meet the information needs of the Board I sought a company with a through understanding of libraries as well as construction. I chose the firm of Craig, Gaulden and Davis of Greenville, SC. This firm did the interior of the main library in 1990/1991 as well as the entire Edneyville Library. In addition to library work for us the firm has designed over 30 libraries ranging in size from small branch libraries to major university libraries. The firm has also completed many civic buildings including the Peace Center.

Their report is attached.

The architects do not believe that it is financially sound to attempt the renovation of the school as a library, especially given the size of the school versus the needs of the library. Reuse of the newer, two-classroom building is more feasible. Including an addition to the existing building it appears that this can be done for \$150 per square foot plus professional services, site work, etc. Reuse of the older facility will cost substantially more per square foot.

It is my recommendation that the County not attempt to reuse the 1930 facility but rather to move forward with the smaller project.



ibraries/Civic Projects

There is perhaps no other institution as unifying as the library. With roots deep in the community, it serves as a gateway to the exciting world beyond. Rich in history, it inspires creativity and originality. Held in high esteem, it welcomes all as equals and invites them to share its spaces and resources.

Craig Gaulden Davis is passionate about creating libraries that showcase community ideals. We work in close collaboration with the library's director, civic leaders, government officials, and other community representatives to discover what makes you special. We explore your history, discuss your values, and listen to your aspirations. Combining local input with our mastery of fundamental library design principles gives each library its own character and context, making it unique to the community it serves.

This cooperative, public process also allows us to explore the specific range and nature of services provided; examine the intricacies of internal workflow functions and technological requirements; evaluate issues of security, visibility and control; and anticipate maintenance and expansion needs.

At Craig Gaulden Davis, we believe a library's design should develop from the inside out, its beauty inseparable from its place and purpose.

Libraries

Abbeville County (SC) Library	<i>Abbeville Branch Library</i>
Anderson College	<i>Main Library</i>
Anderson County (SC) Library	<i>Main Library and Branches for Belton, Pendleton and Powdersville</i>
Barnwell County (SC) Library	<i>Main Library and Blackville Branch</i>
Bob Jones University	<i>Renovations and Additions to Mack Library</i>
Charleston County (SC) Public Library System	<i>Main Library and Branches for Dorchester Road, Mt Pleasant, Northwoods-Ladson, West Ashley and Folly Beach</i>
Cherokee County (SC) Library	<i>Cherokee County Main Library</i>
City of Myrtle Beach, SC	<i>Chapin Memorial Library</i>
Colleton County (SC)	<i>Memorial Library Main Library</i>
Columbia County, GA	<i>Main Library</i>
Converse College	<i>Mickel Archives Library</i>
Darlington County (SC) Library	<i>Main Library</i>
Dorchester County (SC) Library	<i>Fort Mill Public Branch Library</i>
Florence County (SC) Library	<i>Main Library and Pamplico Branch</i>

Georgetown County (SC) Public Library	<i>Main Library and Branches for Waccamaw Neck and Andrews</i>
Greenville County (SC) Library	<i>Hughes Main Library and Symmes Branch</i>
Greenwood (SC) County Library	<i>Main Library and Ware Shoals Branch</i>
Hendersonville County (NC) Library	<i>Renovations to Main Library</i>
Horry County (SC) Library	<i>Conway Branch Library</i>
Iredell County (NC)	<i>Main Library</i>
Laurens County (SC) Library	<i>Renovations and Additions to Main Library and Clinton Branch</i>
Lexington County (SC)	<i>Main Library</i>
Marlboro County (SC) Library	<i>Marian Wright Edelman Library</i>
Newberry County (SC) Library	<i>Main Library Site Analysis and Feasibility Study</i>
Oconee County (SC) Library	<i>Seneca Branch Library</i>
Orangeburg County Library	<i>Comprehensive Facilities and Expansion Analysis</i>
Pickens County (SC) Library	<i>Comprehensive Facilities and Expansion Analysis and Branches for Central-Clemson and Sarlin Community</i>
South Carolina State Library	<i>Main Library</i>
Union County (SC) Carnegie Library	<i>Renovation and Additions to Main Library</i>
University of Georgia	<i>Music Library</i>
University of South Carolina	<i>Libraries for Schools of Music and Medicine</i>
York County (SC) Library	<i>Main Library</i>

Civic

City of Greenville, SC	<i>Palmetto Exposition Center Additions and Renovations</i>
Columbia County, GA	<i>County Office Headquarters</i>
County of Greenville, SC	<i>Greenville County Detention Center (Phases I and II)</i>
Veterans Administration	<i>Veterans Hospital Interiors, Augusta, GA</i>
York County, SC	<i>County Office Headquarters</i>



November 22, 2005

Mr. William E. Snyder, Director
Henderson County Public Library
301 North Washington Street
Hendersonville, North Carolina 28739

Dear Bill:

Per your request, Craig, Gaulden & Davis has examined the existing Old Tuxedo School building located in Tuxedo, NC to determine the feasibility of renovating all or a portion of it for use as a library. Based on the exterior dimensions that you provided, the gross floor area for the two floors is approximately 19,220 SF. The first floor has approximately 11,408 SF and the second floor has approximately 7,812 SF.

OPTION 1:

Attachment "A" enumerates a budget to renovate the entire building shell and to upfit only the first floor as a library. While the area for the entire first floor is considerably larger than the library requires, CGD feels it would be quite inefficient to try and partition off a smaller area to function as a library with the balance of the first floor being used as other future tenant space. To do this, the existing building would essentially need to be divided into separate buildings from a code standpoint. This would suggest need to have fire-rated tenant separations between the tenant spaces on each floor, as well as a fire rating between the first and second floors. Also, this would require toilets and separate mechanical systems be added to each tenant space. It is our opinion that this approach may result in a more expensive solution than simply renovating the first floor in its entirety. In consideration of these factors, I believe the existing Old Tuxedo School is most suited for a renovation for a single tenant.

For the purposes of placing a library on the first floor only, CGD would recommend the single story, slab on grade addition to the Old Tuxedo School be demolished, thus restoring the Old Tuxedo School to its original footprint and reducing the first floor area to approximately 9,854 SF. The entire building would need to be brought up to the current building, life-safety and energy codes as well as be made handicapped accessible. To do this, the existing building would need to be virtually gutted prior to construction. In the end, the first floor would function as a library while the second floor would be left unfinished for a future tenant. This work would also require a future addition of an elevator.

Mechanical Considerations:

From an energy standpoint alone, the mechanical units for both floors would need to be replaced and the exterior walls, floor and roof would need to have additional insulation added, if possible. The existing doors and windows would need to be replaced with new energy efficient, double glazed units as well.

Structural Consideration:

To function as a library, the majority of the first floor walls would need to be removed or modified to have large cased openings added to allow for visual control of the space. This would require substantial patching of the floors. The existing floors appear to have buckled due to apparent moisture intrusion and would have to be refinished anyway. Removing several walls will most likely require modifications to the structural frame in addition to the modification that will be required to bring the existing structure up to the current seismic code requirements. It is also assumed that the first floor framing will need to be modified to accommodate the increased loads of library shelving.

19 Washington Park
864 242.0761
Post Office Box 2527
fax 864 233.2319
Greenville, South Carolina 29602
www.cgdarch.com

Mr. William E. Snyder
November 22, 2005
Page Two

The following is a summary help explain Attachment "A".

- Line A - Assumes a complete renovation of the existing 1st Floor area and a shell upfit only for the 2nd Floor
- Line B - Assumes the demolition of the single story slab on grade addition and extensive selective demolition throughout the remaining structure
- Line C - Is a lump sum allowance for sitework items such as parking and storm drainage, but does not include water or sewer utility upgrades
- Line D - Is the subtotal for the construction costs allocated for the renovation work
- Line E - Is recommended to allow for 1years escalation and minor fluctuations in the market
- Line F - Is recommended to allow for unforeseen issues that will most certainly arise during the renovation of an older structure
- Line G - Subtotals the construction costs
- Line H - Budgets for library fixtures, furnishings & equipment (FF&E) associated with a library
- Line I - Budgets for technology, audio, visual and security equipment associated with a library
- Line J - Budgets for architectural, interior design and engineering services
- Line K - Budgets for reimbursables associated with the professional services
- Line L - Budgets for administrative costs such as geo-technical and hazardous material testing, site surveys, etc.
- Line M - Assumes any hazardous material abatement costs are funded outside the project budget
- Line N - Allows for moving expenses associated with the transferring of materials to the new space

In the end, I believe that to renovate the Old School for use as a library, it will cost in the neighborhood of three to three and a half million dollars.

OPTION 2:

The second option you requested which we investigated involves renovating the smaller ancillary building into a library of approximately 4,800 SF. Based on the conceptual drawings you provided by William Mitchell, the existing building of approximately 2,585 SF would be renovated and combined with a smaller addition of approximately 2,220 SF. Attachment "B" enumerate the estimated costs for this approach in much the same fashion as Attachment "A".

- Line A - Breaks the construction costs into renovation and addition costs
- Line B - Does not break out demolition separately since the scope of the demolition is small
- Line C - Reflects a reduced sitework cost since the smaller library will require fewer parking spaces

The balance of Attachment "B" enumerates the soft costs with the budget figures reduced to reflect the smaller scope of Option 2. In the end, I believe renovating the ancillary building can be done for less than one million dollars. Also, please note that if Option 2 is deemed in the best interest of the County, Attachment "B" does not budget any funds to address what happens with the Old Tuxedo School. If the Old Tuxedo School remains while the smaller ancillary building is renovated and operated as a library, I suspect some work or demolition will need to be done to the front canopy as well as the perimeter of the Old School to provide safe and easy access to the functioning library. Also, the smaller library is less visible from the main road and will need to have adequate road and site signage to direct patrons to its location.

Mr. William E. Snyder
November 22, 2005
Page Three

If you have any questions regarding our analysis or budgets or if I can be of further assistance, please do not hesitate to call me.

Sincerely,

CRAIG, GAULDEN & DAVIS, INC.

A handwritten signature in black ink, appearing to read "D. Moore, II". The signature is written in a cursive style with a large initial "D" and a long, sweeping underline.

David R. Moore, II, AIA

DRMii:sw

Attachment "A"

Green River Tuxedo Library - Renovation of the Old Tuxedo School Building**Draft Project Budget****Craig Gauden Davis**

11/22/2005

A. Estimated Construction Cost			
1st Floor	9,854 GSF @	\$150 Per Sq Ft	\$1,478,100
2nd Floor	7,812 GSF @	\$90 Per Sq Ft	\$703,080
B. Selective Building Demolition			
	11,408 GSF @	\$2 Per Sq Ft	\$22,816
C. Sitework			
			\$200,000
D. Sub Total			\$2,403,996
E. Design Contingency			
(allows for variations in current market conditions at the time of bidding)			\$120,200
5% of D			
F. Construction Contingency			
(allows for unforeseen site conditions and minor changes in work during construction)			\$126,210
5% of D & E			
G. Total Estimated Construction Costs (D+E+F)			\$2,650,410
H. Fixtures, Furnishings & Equipment (FF&E)			
furniture, misc equipment, signage, taxes			
1st Floor Only	9,854 GSF @	\$15 Per Sq Ft	\$147,810
I. Estimated Library Equipment Costs			
cabling: voice & data, telephone, computer hardware & software, media equipment, reader-printers, building security, material theft detection, copiers, etc.)			\$98,540
1st Floor Only	9,854 GSF @	\$10 Per Sq Ft	
J. Total Professional Compensation			
architectural, m,p,fp,e structural, civil, landscape architecture, ff&e design, cost estimating and program review services			\$212,033
8.00% of G			
K. Reimbursables			
includes travel, meals, reproduction/printing, presentation renderings, postage, etc.			\$15,000
L. Estimated Administrative Costs			
(Geo-technical Testing, Site Surveys, Haz Mat Surveys, Chapter 17 Testing, etc...)			\$35,332
	17,666 GSF @	\$2.00 Per Sq Ft	
M. Hazardous Material Abatement			
	0 GSF @	\$0 Per Sq Ft	\$0
N. Moving Cost (move library materials from existing to new library)			
			\$0
O. Estimated Total Project Budget			\$3,234,845

Attachment "B"

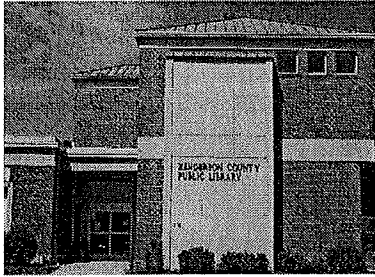
Green River Tuxedo Library - Renovation of the Old Tuxedo Ancillary School Building

Draft Project Budget

Craig Gauden Davis

11/22/2005

A. Estimated Construction Cost				
Renovation	2,585 GSF @	\$75 Per Sq Ft		\$193,875
Addition	2,220 GSF @	\$150 Per Sq Ft		\$333,000
B. Selective Building Demolition				
	0 GSF @	\$0 Per Sq Ft		\$0
C. Sitework				\$100,000
D. Sub Total				\$626,875
E. Design Contingency				\$31,340
(allows for variations in current market conditions at the time of bidding)				
5% of D				
F. Construction Contingency				\$32,910
(allows for unforeseen site conditions and minor changes in work during construction)				
5% of D & E				
G. Total Estimated Construction Costs (D+E+F)				\$691,130
H. Fixtures, Furnishings & Equipment (FF&E)				
furniture, misc equipment, signage, taxes				
1st Floor Only	4,805 GSF @	\$15 Per Sq Ft		\$72,075
I. Estimated Library Equipment Costs				\$48,050
cabling: voice & data, telephone, computer hardware & software, media equipment, reader-printers, building security, material theft detection, copiers, etc.)				
1st Floor Only	4,805 GSF @	\$10 Per Sq Ft		
J. Total Professional Compensation				\$55,290
architectural, m,p,fp,e structural, civil, landscape architecture, ff&e design, cost estimating and program review services				
8.00% of G				
K. Reimbursables				\$15,000
includes travel, meals, reproduction/printing, presentation renderings, postage, etc.				
L. Estimated Administrative Costs				\$9,610
(Geo-technical Testing, Site Surveys, Haz Mat Surveys, Chapter 17 Testing, etc...)				
	4,805 GSF @	\$2.00 Per Sq Ft		
M. Hazardous Material Abatement				\$0
	0 GSF @	\$0 Per Sq Ft		
N. Moving Cost (move library materials from existing to new library)				\$0
O. Estimated Total Project Budget				\$966,875



**Henderson County Public Library
301 N. Washington Street
Hendersonville, NC 28739**

828-697-4725 Telephone
828-692-8449 Fax

William E. Snyder, Library Director

TO: Board of County Commissioners
FROM: William Snyder, Library Director
SUBJECT: Tuxedo Library
DATE: December 28, 2005

Within the past six weeks another option for the Tuxedo/Green River Library has been found.

The former Mill Company Store on Hwy. 225 is available for purchase.

In 1990 the acquisition of this property was explored but it was not available. Several years later it was sold to the present owners. The owners rehabilitated the space for business use. Approximately two years the space was available for lease. At that time I contacted the owner to see if purchase was an option but it was not. At present the space is again available for lease but the owner is willing to consider selling the property.

The Company Store consists of approximately 3,600 square feet. The asking price is \$100 per square foot. We have contracted with an appraisal firm to determine a fair price for the property. We have also contracted with Stuart Stepp for a budget figure to rehab the facility for library use. A quick survey indicates that \$50 per square foot may be possible. We expect to have the appraisal and a better budget figure available in mid January, 2006.

The Library Board will not consider this facility before its meeting on January 11, 2006. I have spoken with a number of Board members about the facility and all agree that this facility is a better option than the Tuxedo School property. The following reasons have been given:

1. The facility fronts directly on the major road thru Tuxedo.
2. It is well known to the community.
3. Renovations will be minimal.
4. Adequate parking and other site work is existing and needs minimal work.
5. The facility appears to be in very good condition. An appraisal will clarify this.

Should the appraisal and survey by the architect be within acceptable parameters, it is my recommendation that we proceed with this facility over the Tuxedo School facility.