

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** January 18, 2006

**SUBJECT:** Tuxedo Community Library and Recreation Projects

### ATTACHMENTS:

- 1) Stuart Stepp's Former Mill Company Store Cost Estimate
- 2) December 28, 2005 Memorandum from Bill Snyder Concerning Former Mill Company Store
- 3) Library Monthly Statistical Report (January 2005 – December 2005)
- 3) December 28, 2005 Memorandum from Bill Snyder Concerning Main Tuxedo School Building
- 5) November 22, 2005 Craig Gaulden David Report
- 6) November 9, 2005 Letter from Seth Swift
- 7) November 10, 2005 Letter from DH Griffin Companies to Cooper Construction Company

### SUMMARY:

During the past several months, the Board of Commissioners has received a considerable amount of information from both the public and staff concerning the future of the Tuxedo School buildings/property, the need for a recreation facility in the Tuxedo community, and the need for a new location of the Green River Branch Library. As a review, there has been a longstanding desire, by both citizens and the County, to develop a recreation facility in the Tuxedo area. Likewise, there has been an interest in finding a new home for the Green River Branch Library. These projects were formally placed on the County's "to do" list through the current Capital Improvement Program (CIP) and County Strategic Plan (CSP). The County's current CIP includes a "place setting" of \$1 million for a library and park project in the Tuxedo community. Furthermore, Strategy 5.11 of the CSP calls for the "Development and implementation of plans for Tuxedo Library and Park." It is evident through our capital and strategic planning processes that the Board of Commissioners has determined that the Tuxedo library and park project is one of the County's priorities.

During the preliminary planning stages of this project, staff developed a conceptual plan that proposed the use of the Tuxedo School site for a combined library and recreation project. Specifically, staff's initial conceptual plan called for demolition of the main Tuxedo School building, renovation of the site's auxiliary building for use as a new branch library, and use of open space on the site for active and passive recreation areas. An estimated budget for this plan was developed within the \$1 million set aside in the CIP. However, after much consultation with professionals in the engineering, construction, and design fields, it became obvious that the original estimated budget was unrealistic. Along the same line, estimates for the renovation cost of the main Tuxedo School building for use as a County facility range from \$2 million to more than \$3 million. Furthermore, many citizens voiced major concerns with the proposed demolition of the main Tuxedo School building. Based on these facts, staff began looking at other options to meet the library and recreations needs of the Tuxedo community. For review, information gathered through staff's analysis of this project and other pertinent information is attached.

In a memorandum dated December 28, 2005, Bill Snyder, the County's Library Director, informed the Board of Commissioners that another option for a new home for the Green River Branch Library. A copy of this memorandum is attached for review. This memorandum indicated that the former Mill Company Store on Highway 225 in Tuxedo is available for purchase. Based on this information, staff requested that Mr. Stuart Stepp, a local architect, develop a preliminary budget for converting this facility into a new branch library. In correspondence dated January 2, 2006, Mr. Stepp indicated that this facility could be converted at a cost of \$50 per square foot. A copy of this correspondence is attached. Based on this information and the anticipated cost of the actual property purchase, it is estimated that the total project cost for converting the former Mill Company Store will be between \$500,000 and \$600,00. On January 10, 2006, the Library Advisory Board voted to support the acquisition of the former Community Store for use as a new branch library.

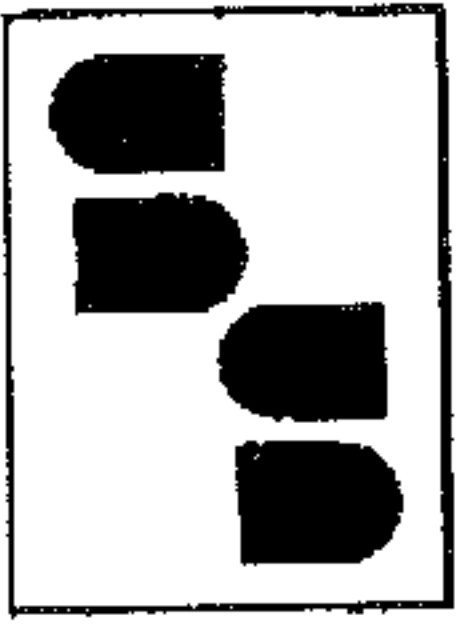
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On the recreation side, members of the Board of Commissioners, citizens from the Tuxedo community, and members of the Parks and Recreation Advisory Board continue to search for available property for a recreation facility in the Tuxedo area. Several options in this area have been explored and some possible positive developments in this area have surfaced. However, as of January 11, 2006, no available property has been located. As has been the case for many years, options will continue to be researched. Any new developments in terms of possible available property will be presented to the Board of Commissioners during its meeting on January 18, 2006.

#### **COUNTY MANAGER'S COMMENTS\RECOMMENDATION:**

Based on information gathered by staff, information provided by professionals, and citizen input, staff recommends the following actions:

- 1) Amend the County Strategic Plan to address the Tuxedo library and recreation projects separately, not as a combined project.
- 2) Endorse the recommendation of the Library Advisory Board to convert the former Mill Company Store into a new branch library, based on a total estimated project cost between \$500,000 and \$600,000.
- 3) Continue working with the Parks and Recreation Advisory Board, citizens, and staff to search for available property for a recreation facility in the Tuxedo area.
- 4) Inform the Board of Education that the County has no interest in purchasing the Tuxedo School property.



STUART STEPP, AIA, ARCHITECT

*2 January 2006*

*Henderson County Public Library  
Attn: Mr. Bill Snyder*

*Re: Tuxedo Branch @ Existing Company Store  
Tuxedo, NC*

*Dear Bill,*

*Thanks again for calling us regarding this project.*

*You plan to use the 50'x72' existing building as new Branch Library at Tuxedo with a community room, new handicap toilet locations and spaces required for Library.*

*Building shell looks like it's in great shape - electrical and hvac and roof have been recently updated.*

*We'll still need to have new thermal energy efficient windows and storefront at existing single pane windows and doors. We'll need to look at existing handicap access. You'll need to review locations at main entry, community room entrance.*

*We'll revise existing HVAC and lighting locations. (There are 4 existing units.) We'll probably need new display and task lighting.*

*We'll need new floor finishes, new painted walls and revise and redo ceilings.*

*We'll have our structural engineer check some existing non-load bearing walls that you want to remove and you'll be adding some other partitions.*

*There is a partial basement which may help on relocating plumbing.*

*Project is on existing septic system and community well.*

*You anticipate very little site work initially. We'll need to make handicap spaces and you may overlay existing paving.*

*You plan to keep existing front elevation for appearance with awnings, etc.*

**PAGE 1 OF 2**

SINGLETON CENTRE  
828.696.4000

P.O. BOX 86  
FAX 828.696.4933

FLAT ROCK, NC 28731  
STUARTAIA@aol.com

**Mr. Bill Snyder**

**Page 2**

**2 January 2006**

***You anticipate starting construction July 1 and we think we'll be into informal bidding process.***

***For basic budget purposes, I'd use \$50/SF.***

***\$50 x 3600 = \$180,000 for this work***

***Your library furnishings and shelving, etc. will be under separate budget.***

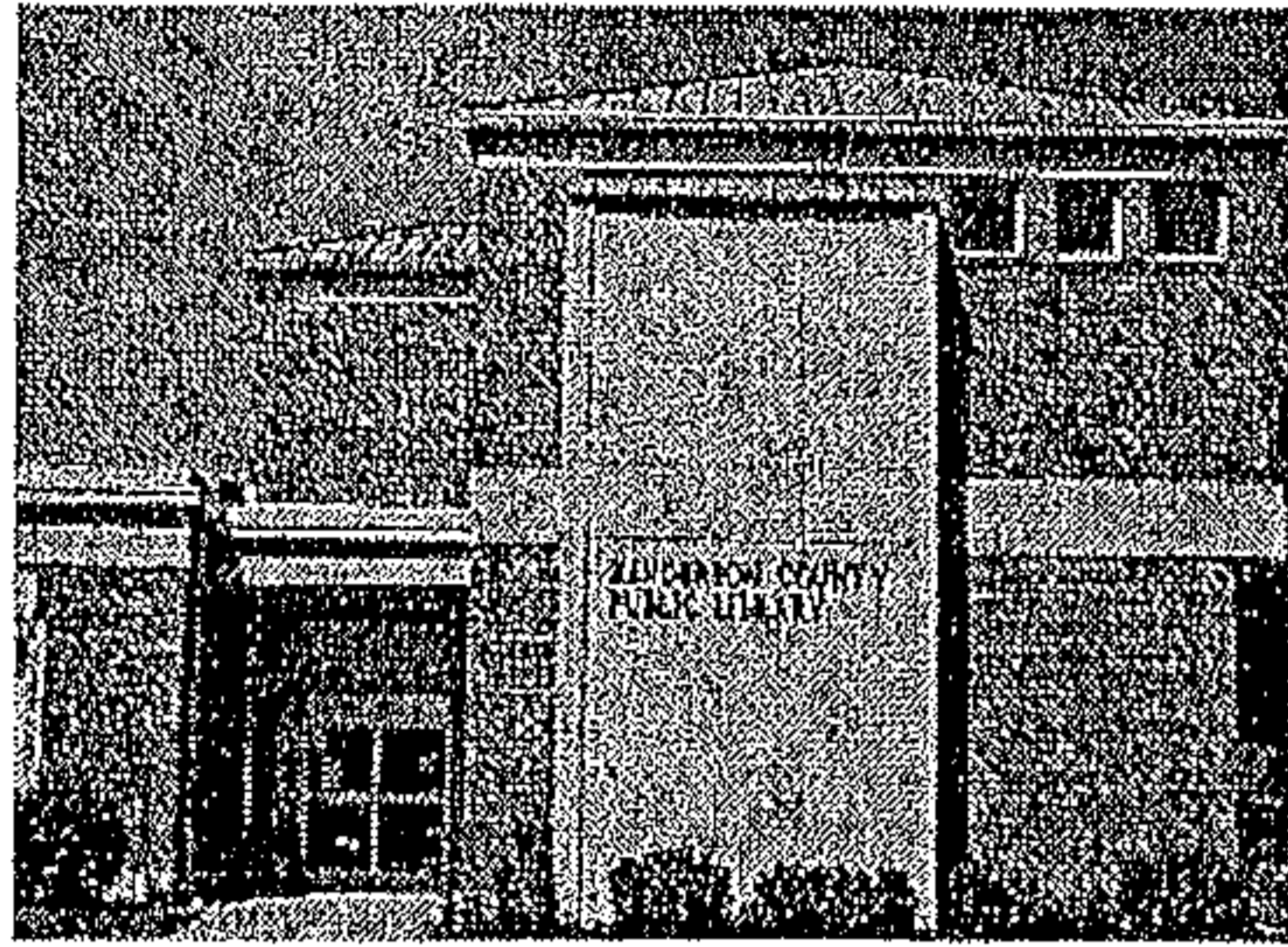
***I'd plug in 6% for Architectural/Engineering fees and keep at least a 5% contingency for existing building work.***

***Please call if you have any questions.***

***Sincerely,***

  
***Stuart Stepp, Architect***

***SS/fm***



**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.

# HENDERSON COUNTY PUBLIC LIBRARY MONTHLY STATISTICAL REPORT

Page 1

Date: Jan - December 2005

CIRCULATION OF LIBRARY MATERIALS										
LOCATIONS	MAIN	ET	FL	ED	GR	EXT	MR	TOTAL		
BOOKS	Adult	282508	35923	42340	13605	18681	3641	403541		
	Juvenile	112766	15653	40270	7763	912	2921	185599		
	Total	395274	51576	82610	21368	19593	6562	589140		
AUDIO-VISUAL	Periodicals	1930	2459	2671	435	0	10	7821		
	Videos	104414	10044	17457	5029	488	1872	141827		
	Other	57253	5305	8574	1496	2022	1118	77346		
	Other Aids (SP)							0		
	Equipment							0		
	Total Non-Print	161667	15349	26031	6525	2510	2990	219173		
	Total Items Circulated	558871	69384	111312	28328	22103	9562	816134		

CIRCULATION COMPARISON		
	2004	2005
Total Books Circulated	762,887	2004
531,694	816,134	2005

REGISTRATIONS	
Residents	62,549
Non-Residents	553

GENERAL							
Locations	MAIN	ET	FL	ED	GR	MR	TOTAL
Attendance	459,035	44,312	76,858	17,850	9,354	4,694	612,103
Reference Questions	26,138	8,990	13,843	2,007	1,196	291	52,465
Directional Questions	66,576	10,029	13,684	1,672	1,123	203	93,287
Volunteer Hours	4,736	2,084	2,239	2,003	1,547	1,611	14,220
Book Collection							-



**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, Gauden 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.

# Henderson County

# Department of Public Health

ENVIRONMENTAL HEALTH SECTION  
1347 Spartanburg Highway, Hendersonville, NC 28792

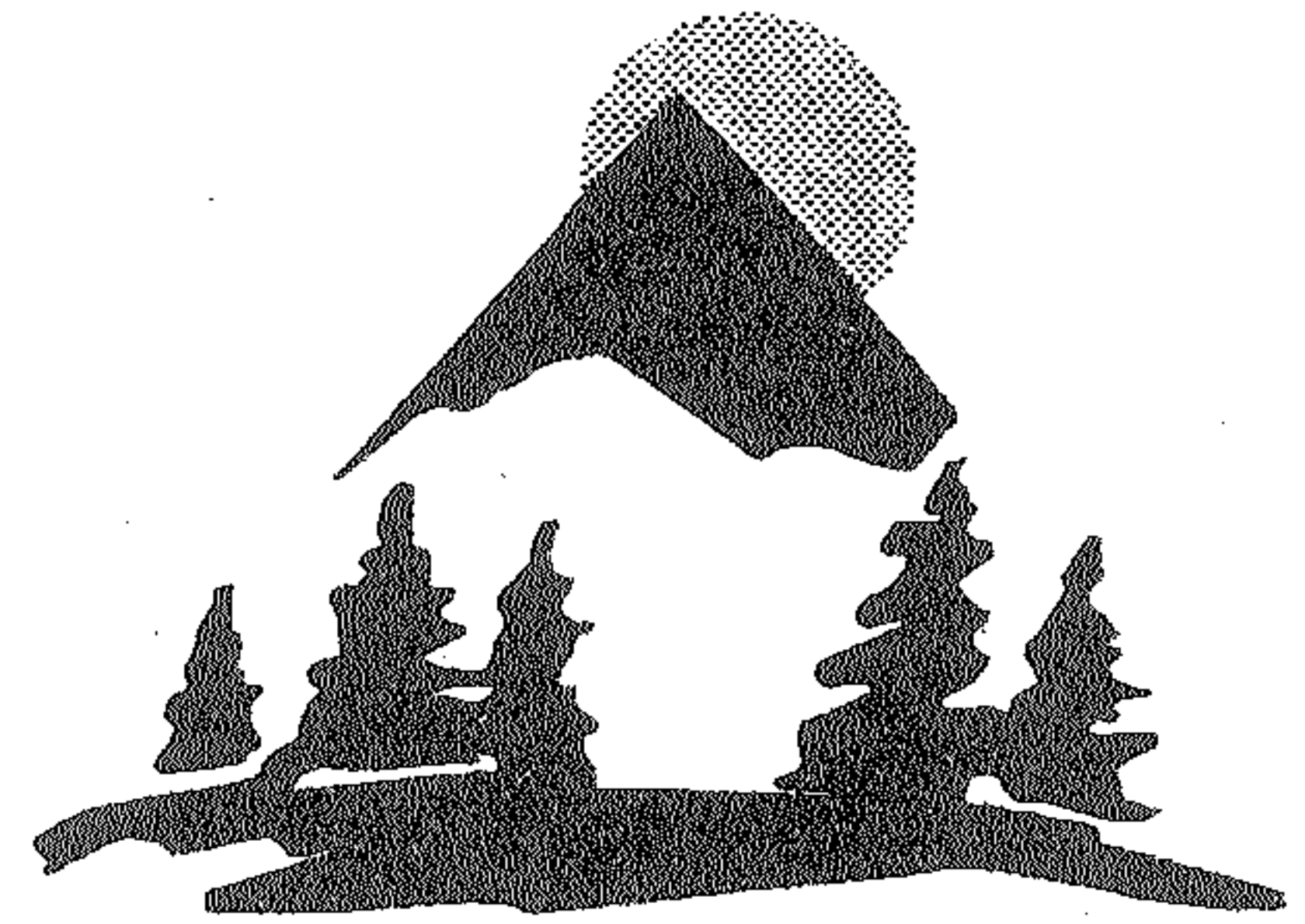
(828) 692-4228

(828) 697-4523

Email: [sswift@hendersoncountync.org](mailto:sswift@hendersoncountync.org)

Thomas D. Bridges, MPH, Director

Seth Swift, R.S. Environmental Health Supervisor



November 9, 2005

Justin B. Hembree, Assistant County Manager  
Henderson County Government  
Office of the County Manager  
100 North King Street  
Hendersonville, North Carolina 28792

Re: Tuxedo Elementary Property

Dear Justin,

This letter is a follow up on our conversation about the potential future uses for the old Tuxedo Elementary School building as well as the possible uses for the existing property.

Currently there are two (2) septic systems on the school property and one well. This department has no records or permits on the oldest septic system which is believed to have served the restrooms in both buildings. The newer system was installed in 1989 and was designed to serve the lunch room. This system does have a permitted flow of 825 gallons per day (gpd). Based on these facts I can list out some of the options available for the property. These options are expressly vague due to the unknown design or uses of this property. When a decision is made on specific use this department shall approve or disapprove the official proposal.

Option 1: If the building(s) are kept intact then this department would estimate the gallons per day that the elementary school used and set that number as the maximum for future use. This option is only available for a community type building (library, learning center, etc...).

Option 2: If the building(s) are removed and a new facility is built then the first issue would be figuring the daily design flow of the new structure. This building may be allowed to be tied into the newer septic system if it did not exceed the 825 gpd and if the type of usage was for a library or other community type building. A pre-existing permit would be required for this option.

Option 3: If the building(s) are removed and the decision was to use the older septic system then this department would have to investigate what was present in the ground before any type of approval could be released. As mentioned before we have no records or locations of this system. A pre-existing permit would be required for this option and further permits may be required if the system is found to be deficient.



Option 4: If the decision is made to change the use of the property from a community setting to any other commercial or residential then a application would be required to see if additional septic system and repair could be installed that would met this change. The current septic system(s) could not be approved for residential complex like the one currently residing in the old East Flat Rock Elementary.

Option 5: If the decision is made to not use anything on the property, buildings or septic systems, then an application would be required for a new septic system. Depending on the size and use of the proposed building or buildings a large septic system may be required if one can even be permitted on the remaining land. This may be one of the most difficult options due to the site limitations on the property.

I hope these options help in your decision making process. Please feel free to contact me or this department with any questions or comments about this letter. Please also be aware that there may be other options or uses for this property that have not been covered in this letter.

Sincerely,

A handwritten signature in black ink that reads "Seth Swift, R.S." The signature is written in a cursive style with a large, sweeping "S" and a distinct "R.S." at the end.

Seth Swift, R.S.  
Environmental Health Supervisor II



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 2<sup>nd</sup> 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

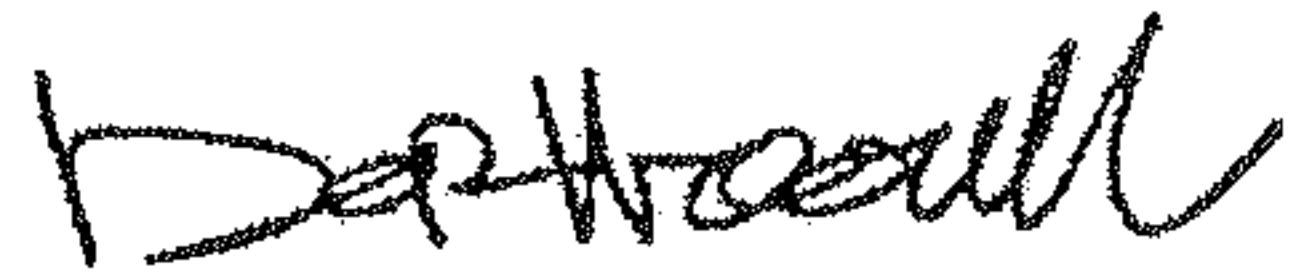
The balance of Attachment "B" enumerates the soft costs with the budget figures reduced to reflect the smaller scope of Option 2. In the end, I believe renovating the ancillary building can be done for less than one million dollars. Also, please note that if Option 2 is deemed in the best interest of 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

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

Proprietary/Confidential Information

Attachment "B"

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

**Draft Project Budget**

**Craig Gauden Davis**

11/22/2005

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



D. H. GRIFFIN WRECKING COMPANY, INC.

November 10, 2005

Tom Cooper  
Cooper Construction Company Inc.  
PO BOX 806  
Hendersonville, NC 28793

Re: Budget Price for Demolition of Tuxedo Extended Day School

Dear Mr. Cooper:

As per your request, this is the budget pricing for the demolition of the former Tuxedo Extended Day School. This demolition price includes removal of footings and foundations and use of the Henderson County Landfill for the waste associated with the project. The budget price excludes any contaminated soils or lead paint removal. Without an asbestos survey I can only speculate by what I see what the abatement cost might be. If you have any questions or comments concerning these figures please call me. Thank you for your time and consideration.

<u>Demolition of existing Schoolhouse and Adjacent Bldg.</u>	<u>\$190,000</u>
Asbestos Allowance	\$25,000
Underground Tank Removal	\$9,500

Very Truly Yours,

A handwritten signature in cursive script that reads "Brian T. Alexander (gthw)".

Brian T. Alexander  
Asheville Division Manager

WESTERN NC DIVISION  
8880 DIETZ AVENUE, HICKORY, NC 28602  
(828) 397-7570