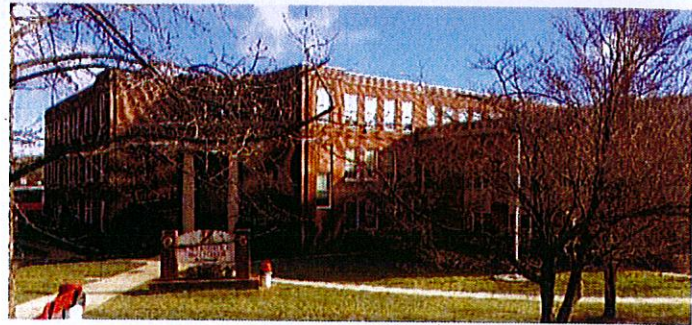
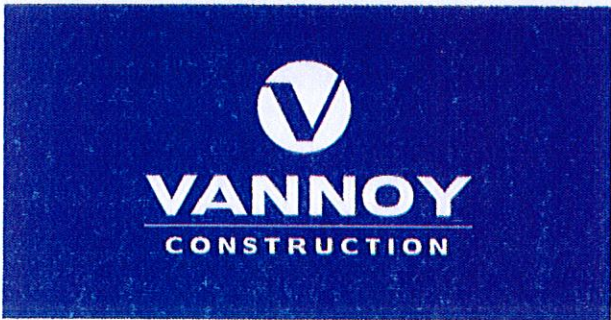


Hendersonville High School
1926 Stillwell Building
Property Condition Assessment
March 16, 2016



ASSESSMENT PROCESS



- Site and Property
- Structural Elements
- Roofing and Exterior Wall
- Interiors and Environmental Impact
- Life Safety
- Elevator
- Mechanical, Electrical and Plumbing

*Assessment is based on observations with limited destructive investigation and Vannoy Construction's expertise in General Contracting and Restoration.



Property Condition Assessment

Inspection Address: Hendersonville High School
Existing Stillwell Building (Circa 1924)
1 Bearcat Blvd
Hendersonville, North Carolina 28791

Inspection Dates: 1/22/2016 thru 3/3/2016

Prepared For: Mr. Steve Wyatt
Henderson County - County Manager
1 Historic Courthouse Square
Hendersonville, North Carolina 28792

Conducted By: Vannoy Construction Co., Inc.
230 Hilliard Avenue, Unit 01
Asheville, North Carolina 28801

Prepared By: Jim Young
Brian Walker, LEED AP
Mike Kesterson, LEED AP

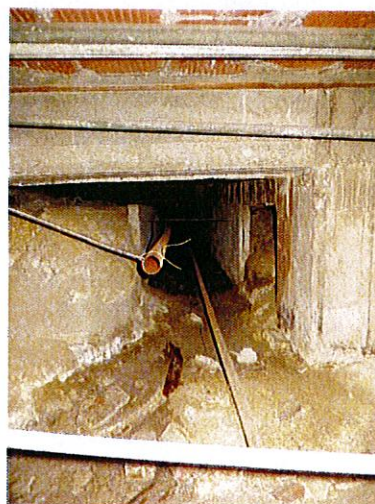
Report Date: March 11, 2016

This confidential report was prepared for the exclusive use and review of the recipient; duplication or publication of this report either in its entirety or portions thereof will not be allowed without the full consent of Vannoy Construction Co., Inc.

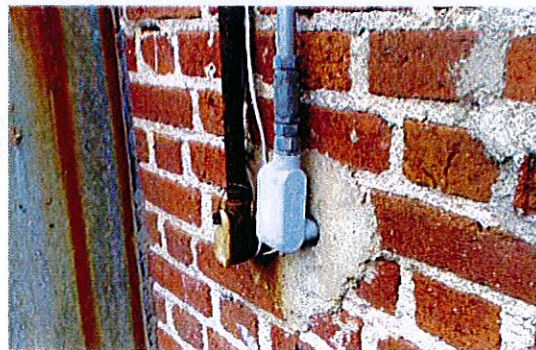
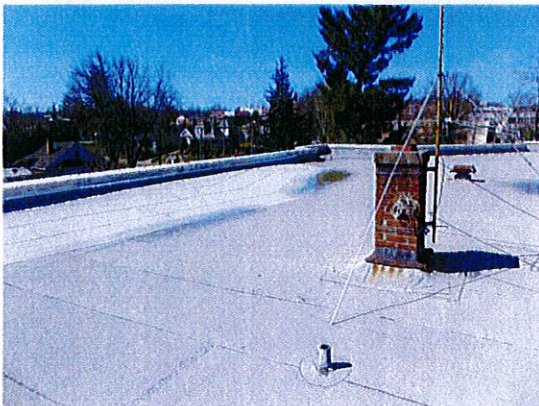
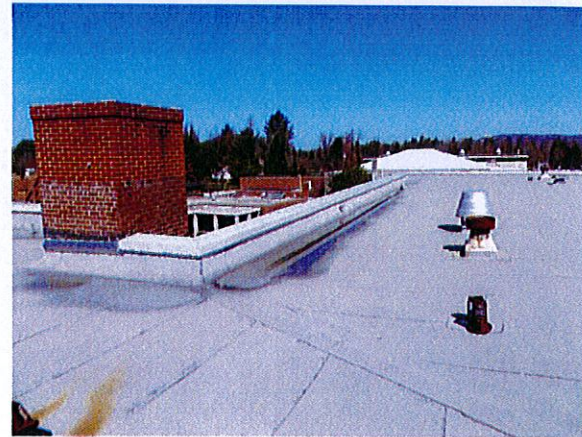
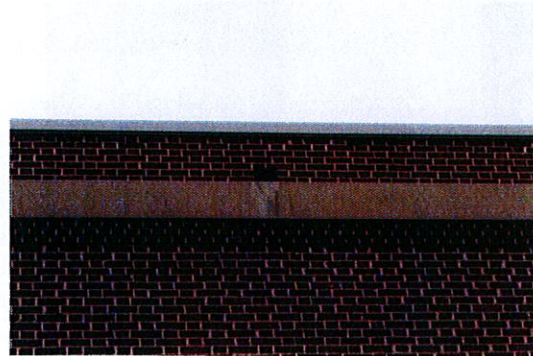
SITE AND PROPERTY



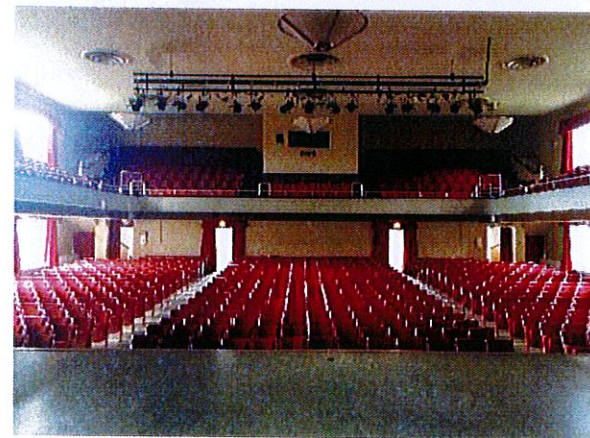
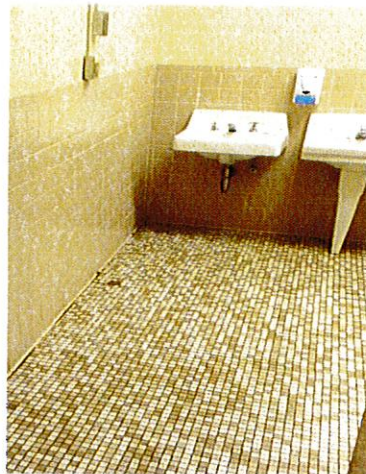
STRUCTURAL ELEMENTS



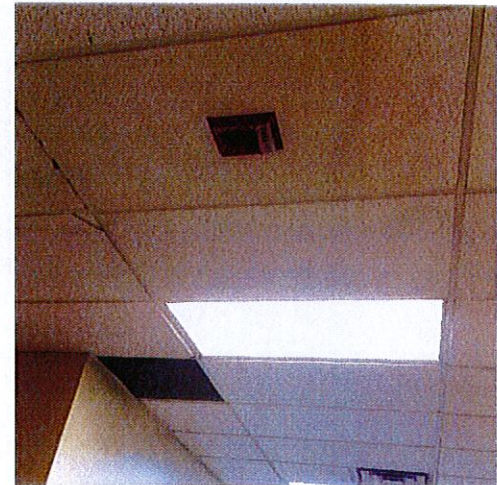
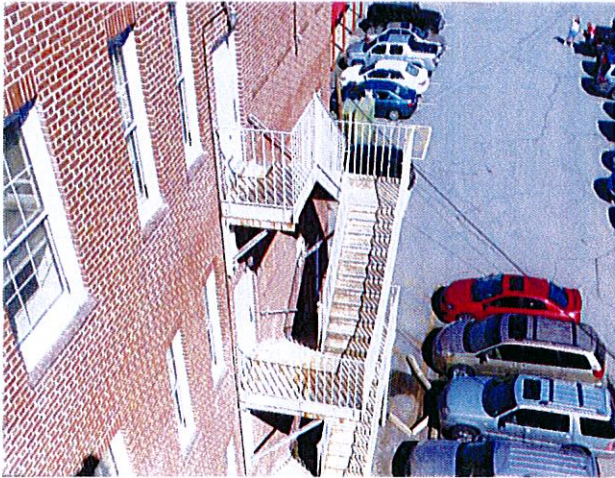
ROOFING AND EXTERIOR WALL



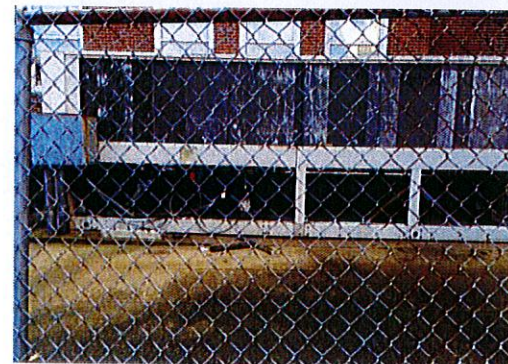
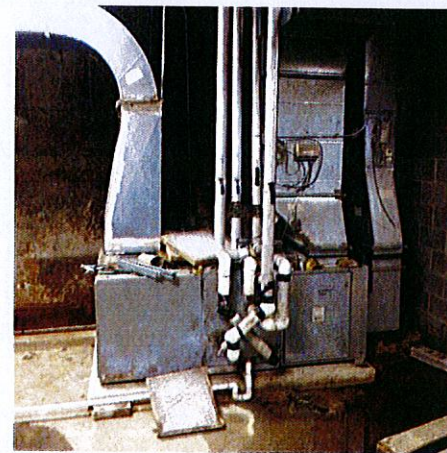
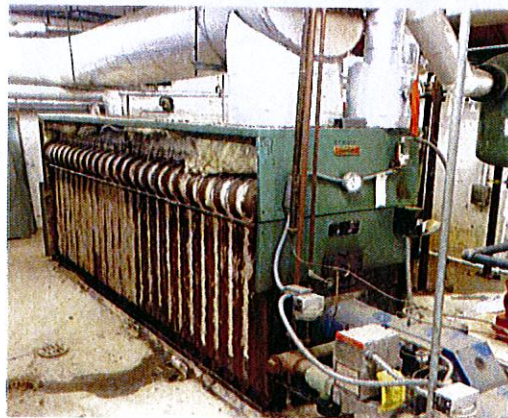
INTERIORS AND ELEVATOR



LIFE SAFETY/ADA



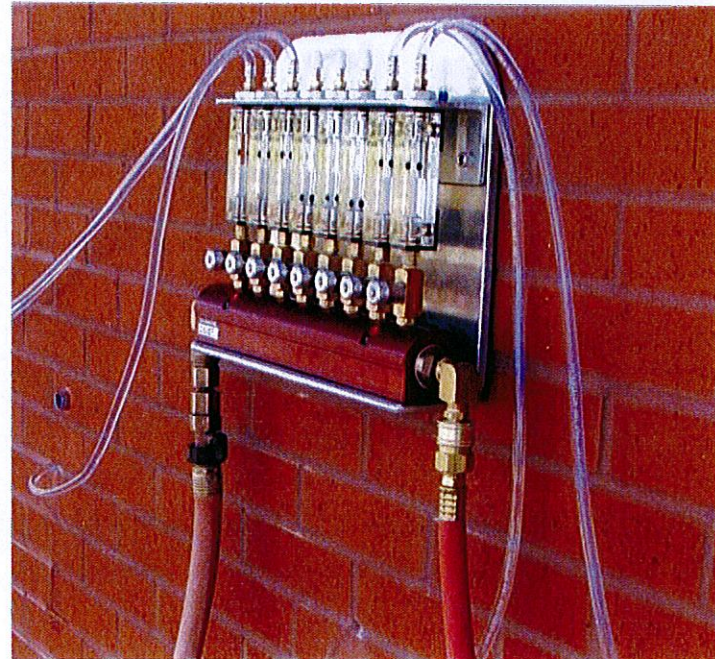
MECHANICAL, ELECTRICAL AND PLUMBING



ADDITIONAL ASSESSMENT RECOMMENDATIONS



- EXTERIOR WALL CONSULTANT
- ENERGY CONSULTANT
- LIFE SAFETY CODE ANALYSIS
- ENVIRONMENTAL STUDY
- STRUCTURAL ANALYSIS
- DESIGN PROGRAMMING



COST ESTIMATE BASED ON CURRENT ASSESSMENT



WORK TRADE:	TOTAL:	COST PER SF:
1 SITE DEVELOPMENT	\$ -	\$ -
2 PHASING/ LOGISTICS	\$ 138,984	\$ 2.11
3 SELECTIVE DEMOLITION	\$ 426,147	\$ 6.46
4 CONCRETE	\$ 169,109	\$ 2.56
5 MASONRY	\$ 579,662	\$ 8.78
6 STRUCTURAL STEEL	\$ 33,000	\$ 0.50
7 ROUGH CARPENTRY	\$ 41,043	\$ 0.62
8 GENERAL REQUIREMENTS	\$ 261,128	\$ 3.96
9 FINISH CARPENTRY, MILLWORK, & CASEWORK	\$ 596,000	\$ 9.03
10 ROOFING	\$ 447,000	\$ 6.77
11 SPRAY FIREPROOFING	\$ -	\$ -
12 CAULKING, WATERPROOFING, FIRESTOPPING	\$ 96,484	\$ 1.46
13 DOORS, FRAMES, & HARDWARE	\$ 341,010	\$ 5.17
14 GLASS & GLAZING SYSTEMS	\$ 430,236	\$ 6.52
15 DRYWALL ASSEMBLIES	\$ 897,235	\$ 13.59
16 CEILING TREATMENTS	\$ 267,960	\$ 4.06
17 FLOORING & ACCESSORIES	\$ 584,727	\$ 8.86
18 PAINTING	\$ 157,737	\$ 2.39
19 SPECIALTIES	\$ 357,275	\$ 5.41
20 EQUIPMENT & FURNISHINGS	\$ 401,900	\$ 6.09
21 WINDOW TREATMENTS	\$ -	\$ -
22 CONVEYING SYSTEMS	\$ 125,000	\$ 1.89
23 FIRE SPRINKLERS	\$ 295,700	\$ 4.48
24 PLUMBING SYSTEMS	\$ 560,215	\$ 8.49
25 HVAC & MECHANICAL SYSTEMS	\$ 1,787,657	\$ 27.09
26 ELECTRICAL SYSTEMS	\$ 1,780,680	\$ 26.98
27 EXTERIOR STAIRWELL REPLACEMENT	\$ 241,360	\$ 3.66
28 BUILDING PERMIT FEES	\$ 44,069	\$ 0.67
SUBTOTAL	\$ 11,061,319	\$ 167.60
29 GENERAL CONDITIONS	\$ 894,885	\$ 13.56
30 PROJECT INSURANCES	\$ 151,844	\$ 2.30
31 SUBCONTRACTOR DEFAULT BONDS	\$ 137,716	\$ 2.09
32 PERFORMANCE & PAYMENT BOND	\$ 116,335	\$ 1.76
SUBTOTAL	\$ 12,362,097	\$ 187.30
33 CMAR FEE	\$ 494,484	\$ 7.49
34 CONTINGENCY		
Estimate contingency	\$ 553,066	\$ 8.38
TOTAL - CONCEPTUAL ESTIMATE	\$ 13,409,647	\$ 203.18

Alternate #01 - Suggested Site Drainage Remediation \$200,000

* Excludes Escalation Contingency

QUESTIONS?



Honor • Humility • Hospitality • Hustle



REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: March 16, 2016
SUBJECT: Application for Special Use Permit Amendment *Add - 010*

PRESENTER: Marcus Jones

ATTACHMENTS: Yes
1. Application for Special Use Permit
2. Demolition Proposal
3. Site Map and Aerial Photo

SUMMARY OF REQUEST:

Pardee Hospital is in the process of demolishing two buildings along US 64, to reconfigure the lots for parking. One of the lots where the buildings are situated is deeded to Henderson County. In order to proceed with the demolition, Pardee Hospital has requested that the Board approve the attached Application for Special Use Permit Amendment, which will allow the demolition of the buildings to proceed.

There is no cost to the County required for the demolition.

BOARD ACTION REQUESTED:

The Board is requested to approve the Application for Special Use Permit Amendment as submitted, thereby allowing for the demolition of the buildings.

SUGGESTED MOTION:

I move the Board approve the Application for Special Use Permit Amendment, and authorize the Chairman to execute it as submitted, allowing for the demolition of the buildings.



CITY OF HENDERSONVILLE
DEVELOPMENT ASSISTANCE DEPARTMENT
 100 N. King Street ~ Hendersonville, NC ~ 28792
 Phone (828) 697-3010 ~ Fax (828) 697-6185
www.cityofhendersonville.org

APPLICATION FOR SPECIAL USE PERMIT AMENDMENT

Section 7-6-3 City Zoning Ordinance

The following are required to amend a special use permit:

- ~ This form including the property owner(s) signature(s)
- ~ Appropriate fee
- ~ 7 copies of the amended site plan.

Date	2/3/2016
Name of Project	Pardee Hospital - Romeo & Turner Bldg. Site Improvements
Address / Location of Property	601 6th Ave. West Hendersonville, NC 28739
List 10 digit PIN or 7 digit PID Number for each property	9568-59-7295; 9568-69-0272
Contact Information	Craig Franks
Address	800 N. Justice Street, Hendersonville, NC 28791
Phone	(828) 696-1127
Fax	
Email	Craig.Franks@pardeehospital.org

Proposed change(s) to special use permit

The proposed change to the special use permit is to demolish an existing building (approx. 12, 000 SF) located at 511 6th Ave. West (also known as the Romeo Bldg.), and to demolish an existing building (2,800 SF) located at 601 6th Ave. West (also known as the Turner Bldg.). Additional parking will be added or modified in the existing special use permit area.

Designated Agent	WGLA Engineering, PLLC
Address	214 N. King Street Hendersonville, NC 28792
Phone	(828) 687-7177
Signature	

Official Use: DATE RECEIVED: 2/5/16 BY Beverly Surran FEE RECEIVED \$ 500.00 FILE NO. Plb-6-SVF

Signature of the property owner acknowledges if the amendment to the special use permit is approved. The property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Property Owner: Name Henderson County Board of Trustees for Pardee Memorial Hospital

Address 601 6th Ave. West Hendersonville, NC 28739 and 544 6th Ave. West Hendersonville, NC 28792

PID or PIN 9568-59-7295 and Signature *Walter Carpenter*

9568-09-0272 Printed Name *Walter Carpenter*

Property Owner: Name Henderson County

Address 544 6th Ave. West Hendersonville, NC 28792

PID or PIN 9568-69-0272 Signature *X*

Printed Name *X*

Property Owner: Name

Address

PID or PIN Signature

Printed Name

Property Owner: Name

Address

PID or PIN Signature

Printed Name

PROPOSAL
D.H. GRIFFIN WRECKING COMPANY, INC.
Asheville, NC Division
125 A Sweeten Creek Rd.; Asheville, NC 28803
PHONE: 828/274-4520 FAX: 828/274-4519

PROPOSAL SUBMITTED TO:

Craig T. Franks
Margaret R. Pardee Memorial Hospital
800 N. Justice St.
Hendersonville, NC 28791

DATE: February 16, 2016

JOB NAME/LOCATION
Building Demolition
501/511 and 601 6th Ave.

PHONE: 828-696-1272

EMAIL: cmfranks@jwdobackrest.com

Based on a site inspection and verbal descriptions, D.H. Griffin Wrecking Company, Inc. (DHG) proposes the following scope of services:

1. D. H. Griffin will provide the necessary labor, equipment, materials and insurance to perform the work referenced above.
2. D. H. Griffin will demolish and remove the buildings, slabs, adjacent walks and foundations including installing orange safety fences as needed.
3. Hours of work for D. H. Griffin crews shall be Monday- Friday 7AM- 5:30 PM with one mobilization.
4. D. H. Griffin will dispose of demolition debris off site in accordance with local, state and federal regulations.
5. D. H. Griffin retains salvage rights to materials under the contract.
6. Proposal excludes rerouting or disconnecting utilities, handling or disposal of contaminated soil and underground storage tanks, erosion control, asbestos/ lead surveys or abatement, backfill, grading or any hazardous materials not listed above.


We propose hereby to perform the work as listed in items above, in accordance with above specifications, for the sum of:

501/511 6th Ave.
601 6th Ave. ✓

\$49,000.00
\$18,900.00

Payment to be made as follows: Upon Completion

We hereby exclude the following: Relocation and disconnection of utilities, responsibility for locating and marking utilities within the demolition limits; protection of utilities which are not marked within the limits of demolition; shoring and bracing of structures to remain; cost of performance and payment bonds; removal and disposition of any hazardous or asbestos materials except those items, if any, which are described and itemized above, whether concealed or not. All salvage to become the property of DHG. All payments are due and payable as noted. Whenever retainage is required to be withheld, upon completion of D.H. Griffin Wrecking Company, Inc.'s (DHG) scope of work (contract or sub-contract) DHG will issue an invoice for work performed and a separate final invoice for retainage. All retainage is to be paid in full no later than ninety (90) days from date of final invoice. The undersigned further agrees to pay to D.H. Griffin Wrecking Company, Inc., a reasonable attorney's fee if the obligation evidenced hereby be collected by an attorney-at-law after maturity. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.

Authorized Signature: 

Mike Leslie, Asheville Project Manager

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

PLEASE SIGN, DATE AND RETURN ORIGINAL

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.



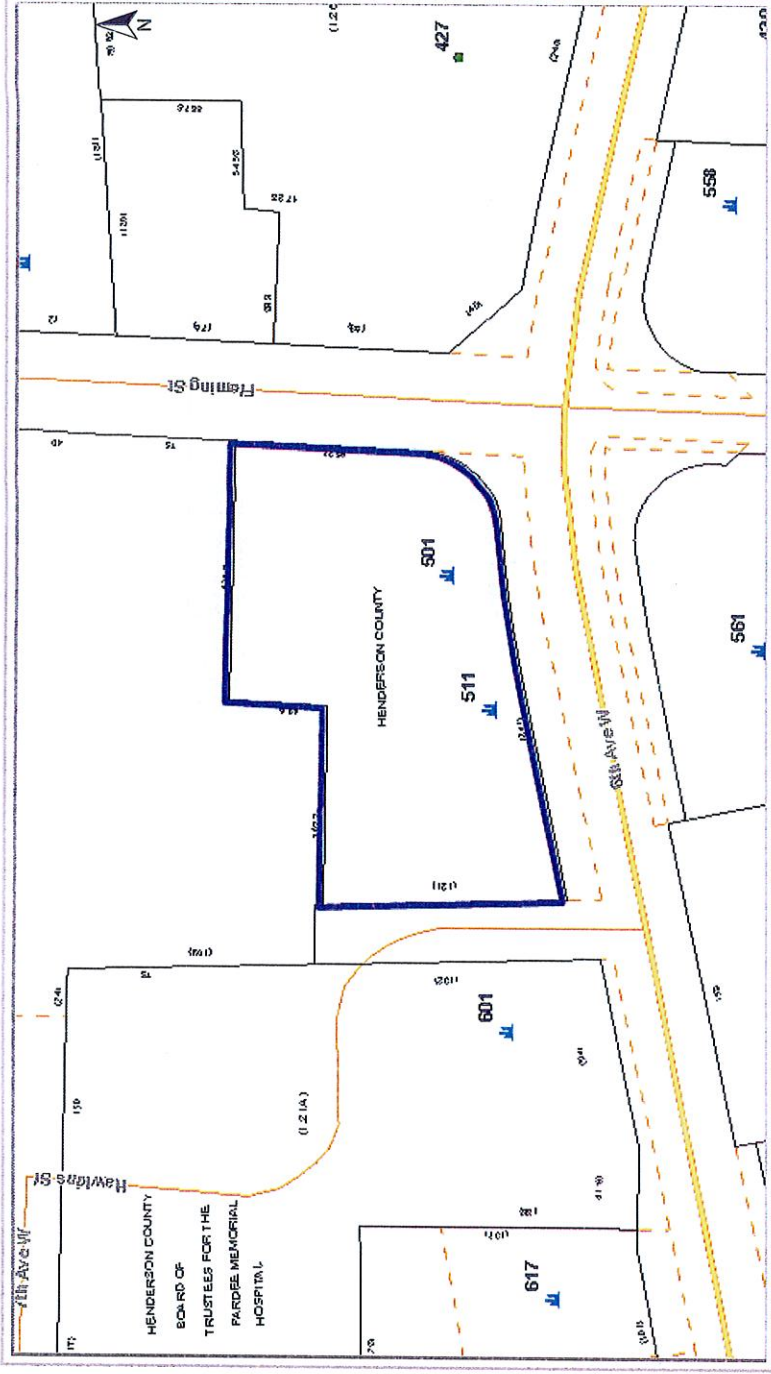
Signature

Mike Manning

Name and Title

2/24/16

Date of Acceptance



WARNING: THIS IS NOT A SURVEY

Parcel Information

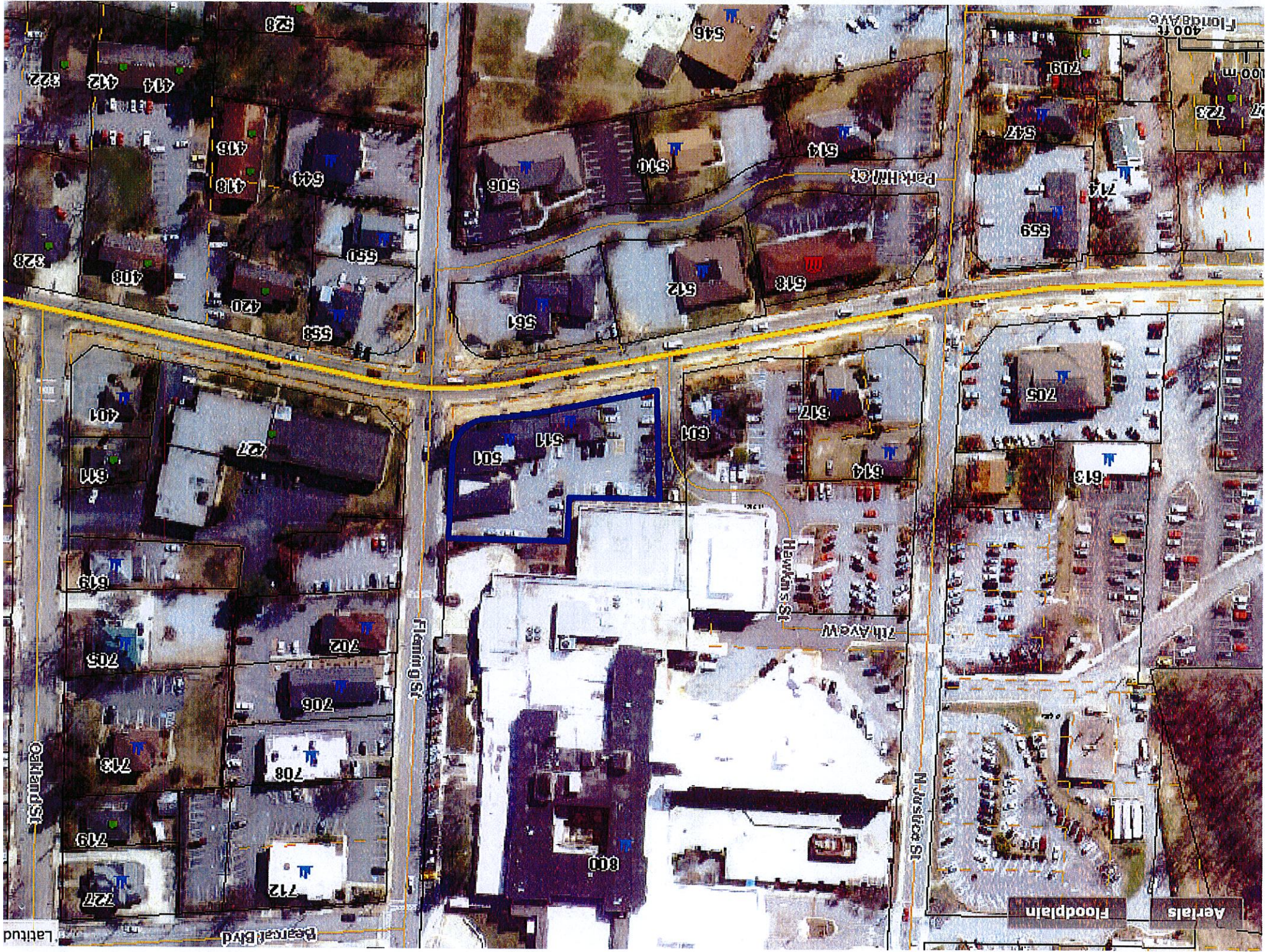
Parcel Number:	1013562	Pin:	9568690272
Listed to:	HENDERSON COUNTY	Neighborhood:	HOSPITAL AREA
Mailing Address:	1 HISTORIC COURTHOUSE SQUARE	Township:	Hendersonville
Mailing City, State, Zip:	HENDERSONVILLE, NC 28792	Municipality:	HENDERSONVILLE
Physical Address:	511 6TH AVE W	Fire District:	Not Available
Deed:	9277712	Plat:	Not Available
Date Recorded:	07/08/1997	Elementary School District:	BRUCE DRYSDALE
Revenue Stamps:	0	Middle School District:	HENDERSONVILLE MIDDLE
Property Description:	Lot # SIXTH AVE W OFFICES	High School District:	HENDERSONVILLE HIGH
Map Sheet:	9568.07	Soil:	Hayesville loam, 7 to 15 percent slopes
Assessed Acreage:	0.6500	Voting Precinct:	Hendersonville 1
Building Value:	\$565,700.00	Commissioner District	3
Land Value:	\$339,800.00	Agricultural District	None Found
Value To Be Billed:	\$0.00		



Henderson County
 Geographic Information Systems (GIS)
 200 North Grove Street
 Hendersonville, NC 28792
 P: (828) 698-5124
 F: (828) 698-5122

WARNING: THIS IS NOT A SURVEY.

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Aerials

Floodplain

N Justice St

7th Ave W

Hawkens St

Fleming St

Oakland St

Latitude

