



DRAFT

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 23, 2019**

The Henderson County Board of Commissioners met for a special called meeting at *10:00 a.m. (Joint Session with Board of Education) in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville. *Due to icy road conditions, the meeting was rescheduled from 9:00 to 10:00 a.m.

Those present were: Chairman Grady Hawkins, Vice-Chairman William Lapsley, Commissioner Rebecca McCall, Commissioner Charlie Messer, Commissioner Mike Edney, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, Attorney Russ Burrell and Clerk to the Board Teresa Wilson.

Also present were: Budget Manager Megan Powell, Finance Director Samantha Reynolds, Director of Business and Community Development John Mitchell, Engineer Marcus Jones, PIO Kathy Finotti – videotaping, Deputies Carl Greco and Brad Reece as security.

School Board members present were: Chair Amy Holt, Vice Chair Mary Louse Corn, Michael Absher, Rick Wood, Blair Craven, Dot Case, Jeff Egolf and Superintendent Bo Caldwell.

Vannoy Construction: Bryan Walker
AFA Architects: Maggie Carnevale and Amy Dowty.

CALL TO ORDER/WELCOME

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

Board of Education Vice-Chair Mary Louse Corn called the meeting to order.



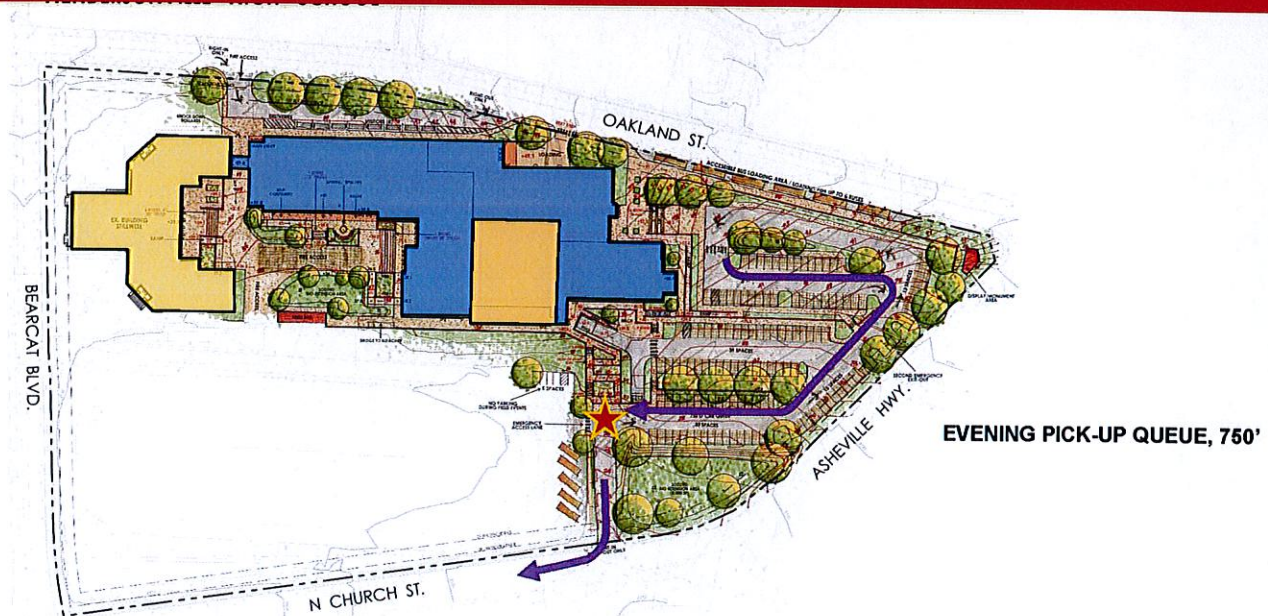
DATE APPROVED:

Chairman Hawkins stated at our last meeting (workshop) we started on a few areas that dealt with the proposal for Hendersonville High School. There were a couple of questions that came up and a joint meeting was scheduled. One of the areas that Commissioner Edney brought up was water (stream) under the Stillwell building for the last hundred years. Commissioner Lapsley has been working diligently trying to get loose ends tied up.

Vice-Chair Corn noted that most questions would be referred to the Architect Maggie Carnevale for answers.

Commissioner William Lapsley commented on the revised HHS design.

PROPOSED PLAN: DRIVES & PARKING



1. Drive access – moved from Oakland Street to 5 Points, the most congested intersection in the City of Hendersonville. Right in and right out turn only will require all incoming vehicles to come from the north which will probably cause many parents to avoid dropping the students off in the parking lot and they will quickly end up back on Oakland Street. Also the right out will force vehicles that want to go north to go around the block. The intent to move the traffic queue line off Oakland Street and into this new parking lot will, in his opinion, never come to pass.
2. The existing open space common area near the cafeteria is approximately 37,700 SF. The open space common area for students on this plan is approximately 32,400 SF. That is 5,300 SF less space (14%)! The current plan has a 4-story building and the new plan is a 2 story building.

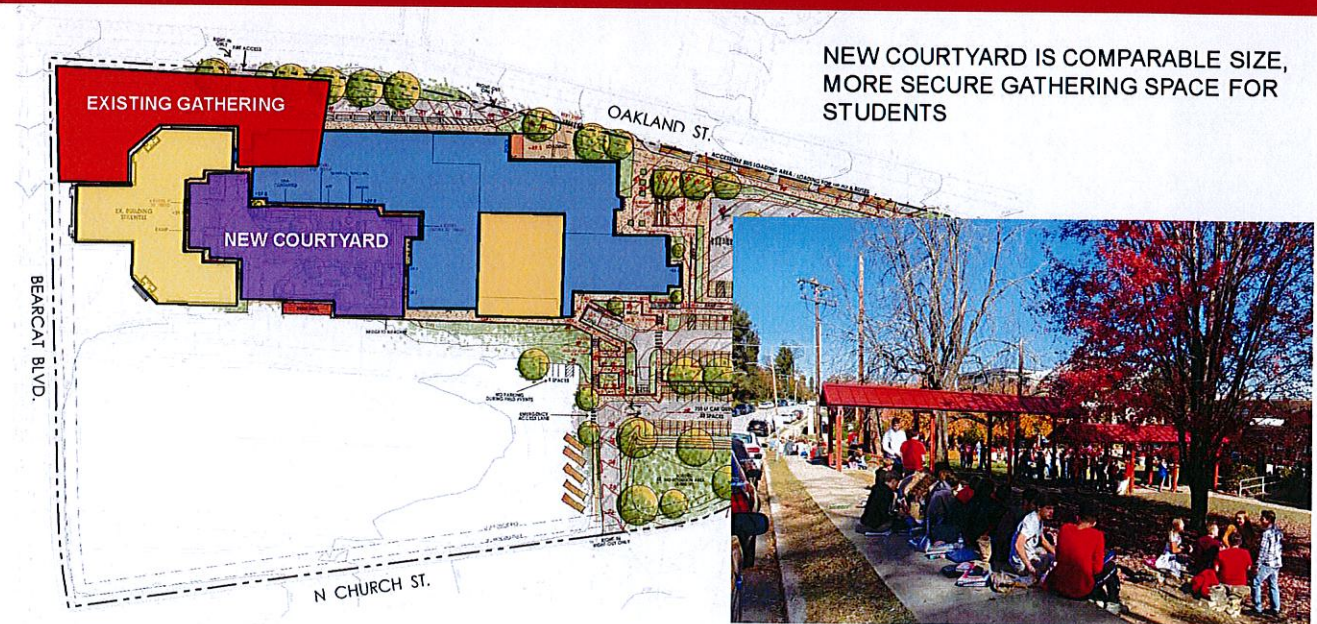
Blair Craven feels that most students are now eating in the parking lot. They are not so much in the space behind or in between the cafeteria. He doesn't believe it is Mr. Wilkins intention to let them outside of that secured area.

the grassy area. They do walk through the parking lots to go to the gym or to the band room, but they really don't hang out much in the parking lot where the cars are. That space in the parking lot is currently taken up by a lot of vehicles that reduces the square footage anyway.

Architect Maggie Carnevale added they designed the spaces around the courtyard intentionally putting 3 common spaces that spill into the courtyard; the cafeteria, the media center, and a new lobby space in Stillwell where administration is now, so that all those spaces could be available to offset the 5,000 SF difference.

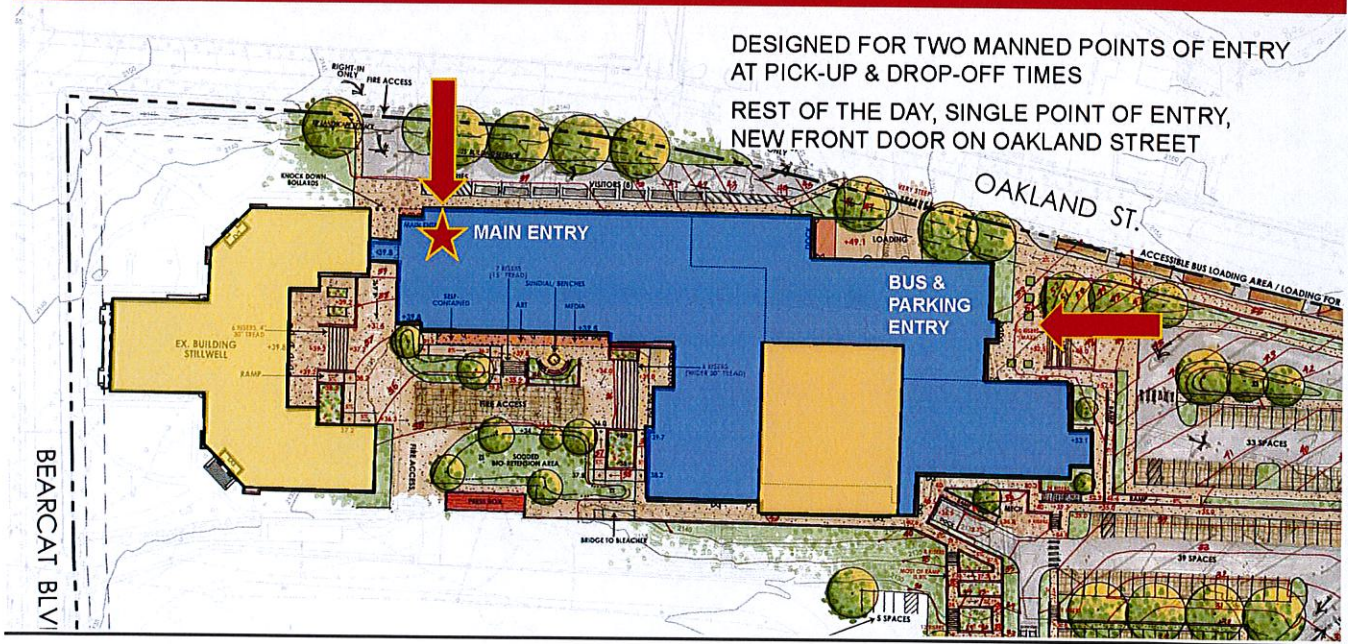
Ms. Carnevale is not very familiar with the other plan but if she understands it correctly, they were able to get all of the required parking on this property, using more of the space for parking and not needing the additional Fassifern lot where they probably had more open space because they were not able to get all the parking on the current property.

PROPOSED PLAN: OUTDOOR GATHERING



3. The view from the new common area open space will not be the most attractive in the world. It is a confined space with a clear unobstructed view of the rear end of the Stillwell building, and the back of the bleachers. Hopefully some attractive amenity could be added here to make it more pleasing to the eye!

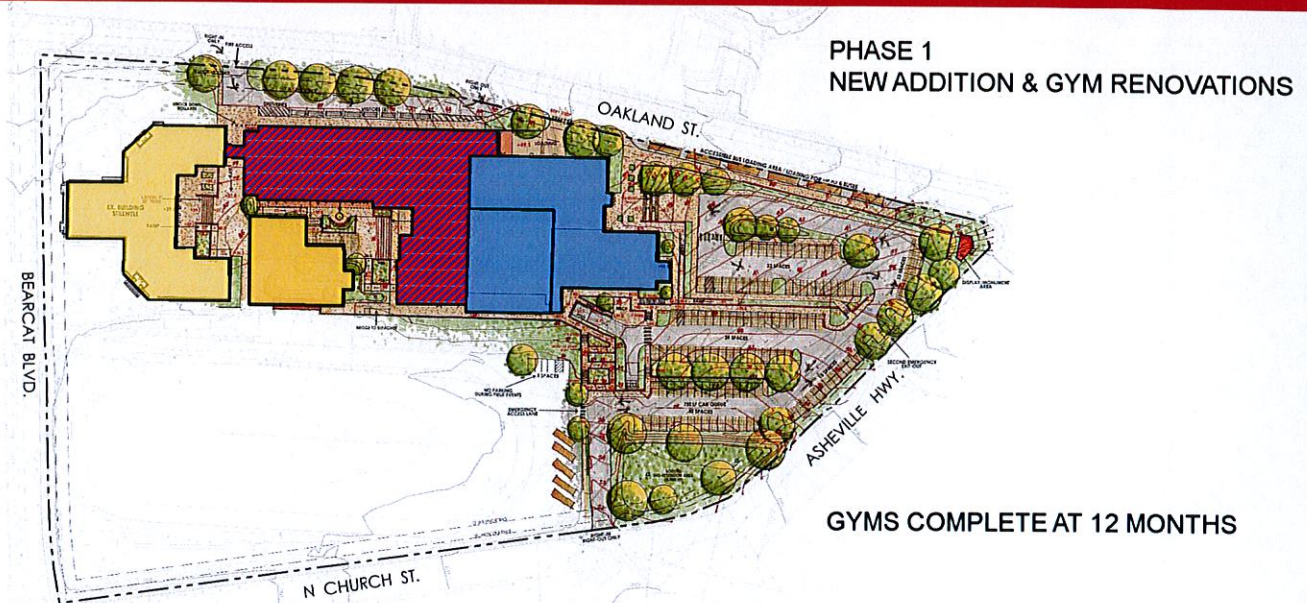
PROPOSED PLAN



So in August last year (5 months ago) the School Board requested that they be given a chance to rework the design for this new HHS building. The Board of Commissioners granted that request and here we are today to discuss a new layout. Back in August when this opening was approved Commissioner Lapsley stated very clearly that there were 8 issues related to a revised design that would need to be addressed to gain his support.

1. Time of Construction – This new plan we are told will take approximately 32 month after the design drawings are complete to finish – the original design also will take about 32 months.
2. Student Security – There needs to be a minimum number of access points to control unauthorized access. This is covered well in both alternative designs because it is all one building.
3. Student Safety – It is important to keep the student population as far away from the construction zone as possible. The original plan condensed the construction all on the north end of the property. There was a clear buffer which significantly reduced the risk. Under this plan the construction security fencing will be right up against the Stillwell building and the CTE building. Mr. Lapsley is concerned that during the 18 months of new construction and the 14 months of rehabilitation work in Stillwell that someone is going to get hurt. There will only be a 20 foot wide space around the CTE building where students will want to hang out as they break during lunch.

PHASING SEQUENCE



4. **Modular Units** – Commissioner Lapsley’s concern with the alternative design was that temporary units for student activities would be needed for a prolonged period. Under the current that would be totally avoided. Under this new plan there are no modular units planned, however, it is clear that the students with no gymnasium(s) 12 months (1 school year) or cafeteria for 18 months (1½ school years) and no auditorium for 14 months (1 school year). This is a significant lack of educational facilities for a substantial period of time. We are told that temporary arrangements can be made in the existing building and at offsite facilities. He suspects that once the parents, teachers and students clearly understand what is about to happen there will be a significant backlash on this issue – but from where he sits, it is on the School Board will have to deal with and not the commission.

Mary Louise Corn stated a temporary cafeteria is being set up for the students to eat in.

Architect Maggie Carnevale noted that the School Board had informed them that the auditorium would be hard to live without for an extended period of time. The renovation starts earlier in order to have the auditorium functional sooner (March – June).

5. **Building Useful Life** – There is no question in his mind that the original plan of all new buildings will have a longer useful life than the rehabilitation of the 90 year old Stillwell Building and the 45 year old gymnasium.
6. **Quality of Materials** – He is satisfied that the materials proposed for the buildings under this alternative plan are equal to that proposed under the original plan. He was concerned that in an effort to significantly lower the project cost the architect may suggest a lower quality of materials. He is satisfied that this has not occurred.

7. Phasing – Mr. Lapsley was concerned that this new alternative would delete significant components of the education facility in an effort to lower the project cost. He is satisfied that this has not occurred.
8. Cost of Construction – After a review of the initial project cost estimate provided by the architect and their consultant it is clear to him that several significant cost items had not been included. He was also not comfortable with the detailed cost items for the buildings and site improvements. At the request of the commissioners, the architect and their consultant on cost estimates met with our Construction Manager at Risk to review the detailed numbers. After their meeting and updated project cost of \$59.2M was confirmed by both parties. He has reviewed the updated details and feels very comfortable with the number.

After his assessment with all the positives and negatives related to each of the alternative project plans it seems to him that the cost (amount of money borrowed) of the revised alternative will actually be $\$59.2\text{M} + \$1.8\text{M} = \$61.0\text{M}$ vs the estimated \$63 M for the totally new building (with smaller auditorium). The total project expenses are very close. The lack of an auditorium, gymnasium and cafeteria and the associated inconveniences is the price the student and community will have to pay to have the Stillwell building and Perdue gym as an integral part of the campus.

County Manager Steve Wyatt stated the County has spent \$1.8M out of Fund Balance so far for this project. By adding the \$1.8M to the loan you will add the interest over a period of time. When you borrow \$60M you end up paying a whole lot more. He does not recommend adding the \$1.8M back. Those bills have been paid. Had the previous plan gone forward we would have added a reimbursement type resolution and recouped those cost. There is an additional cost that the Board has discussed and committed to on the artificial surface of the football field. It will be in the range of \$700,000 - \$800,000. Commissioner Edney feels it will be over \$1.2M. At this time we are looking at about \$60M which will include the athletic field.

Chairman Hawkins feels there are several areas to be considered such as traffic flow.

Commissioner McCall questioned access to the Stillwell building. Looking at the design if she is in gym class in the alternative gym, it is a long way to the Stillwell building for another class, is the only access point the tunnel or is there an access point from the courtyard?

Architect Maggie Carnevale responded you can go out into the courtyard and access Stillwell. There will be an entrance in the center of the building. They are reconfiguring Stillwell to get good size classrooms. In bad weather she feels they would take the bridge and through the courtyard in good weather.

Commissioner McCall is concerned about not having a cafeteria for 18 months. Using the space in the vocational building for a makeshift gym and an eating space she feels may not be a good use of space. Possibly consider using a modular just for eating space with it being located on the track.

Architect Maggie Carnevale noted the space for a temporary dining room is in the vocational building and is adequate or similar size to the dining room that is currently on campus.

Commissioner McCall recognized that the stage in the auditorium will be smaller.

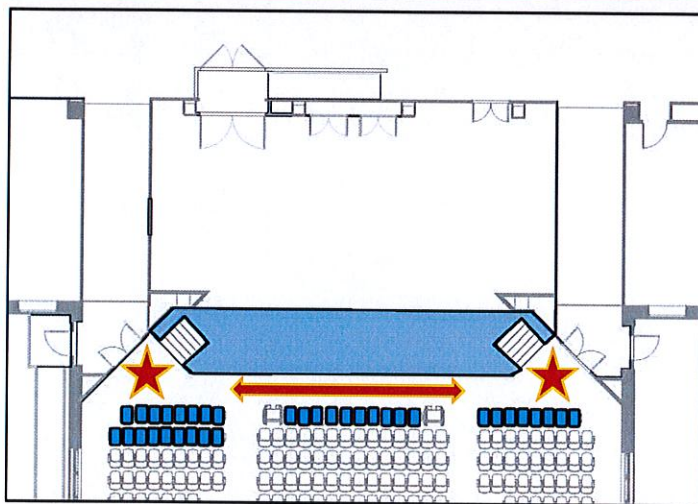
Architect Maggie Carnevale stated yes, by four feet.

Commissioner McCall questioned growth predictions.

Superintendent Bo Caldwell responded as far as growth predictions, Hendersonville High School (HHS) is a unique animal. Right now you are only as large as your feeder school can feed you. The rest of it is transfers out of district. Hendersonville Middle School has capacity of 600, which basically means you can put 200 per grade. Therefore when those children roll up, 200 per grade, you have a school of 800. We are building this school for 900 students. A lot of Hendersonville Middle School, approximately 40%, are out of district. They come from Hendersonville Elementary which is a district wide year round school. Many of those are also out of district. If we see the capacity is growing we will go to a lottery system and deny requests. We are not there at this time. Hendersonville High School has been running pretty study. Sometimes it drops a little and sometimes it gains. Right now 900 is a good number for HHS.

Commissioner McCall feels we tend to build schools historically for “right now” and we need to keep in mind any plans for expansion within HHS in the future after most of us are gone. There has been a lot of emotion for this project over the past years. It is her belief and understanding that this is a School Board decision. The commission is responsible for the expenditures of County money. At the end of the day we must come up with a plan that will meet the needs of our children, first and foremost. She likes this plan and wants to make sure it is the right direction to go to meet the needs.

PROPOSED PLAN: STILLWELL AUDITORIUM

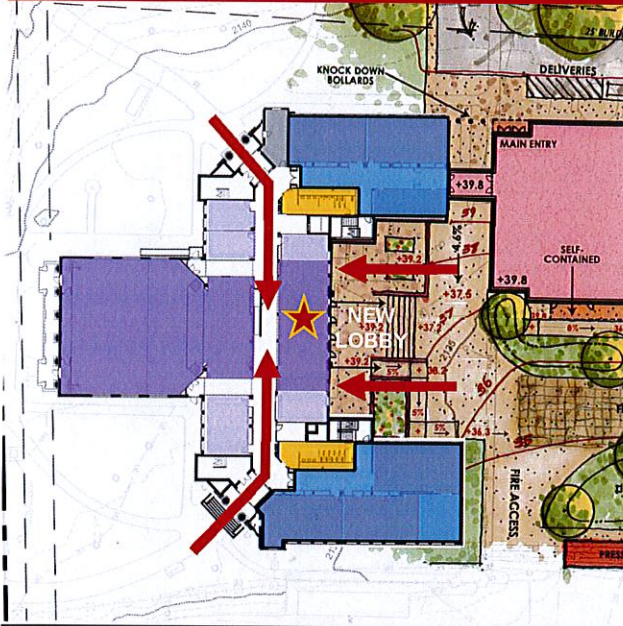


ADD 35 SEATS AND IMPROVE CIRCULATION AT ENTRIES

Commissioner Messer realizes we have talked about this project for a long time. He feels the design of the project is good. The first design only failed due to cost. As an elected official we are criticized on a regular basis. He is concerned about the length of time without a gymnasium and cafeteria. Losing the ADM Funds 8-9 years ago has caused Counties to struggle with school construction funding. The recent flood decreased the Lottery Funds drastically. Time is money and we need to come to a conclusion and get this thing started.

Commissioner Edney questioned the proposed use of Stillwell building and use of each classroom. He noted that programming showed four social studies rooms and the school website shows six social studies teachers. He asked if this was six different classrooms. We just need to make sure we have everything we need.

PROPOSED PLAN: STILLWELL AUDITORIUM

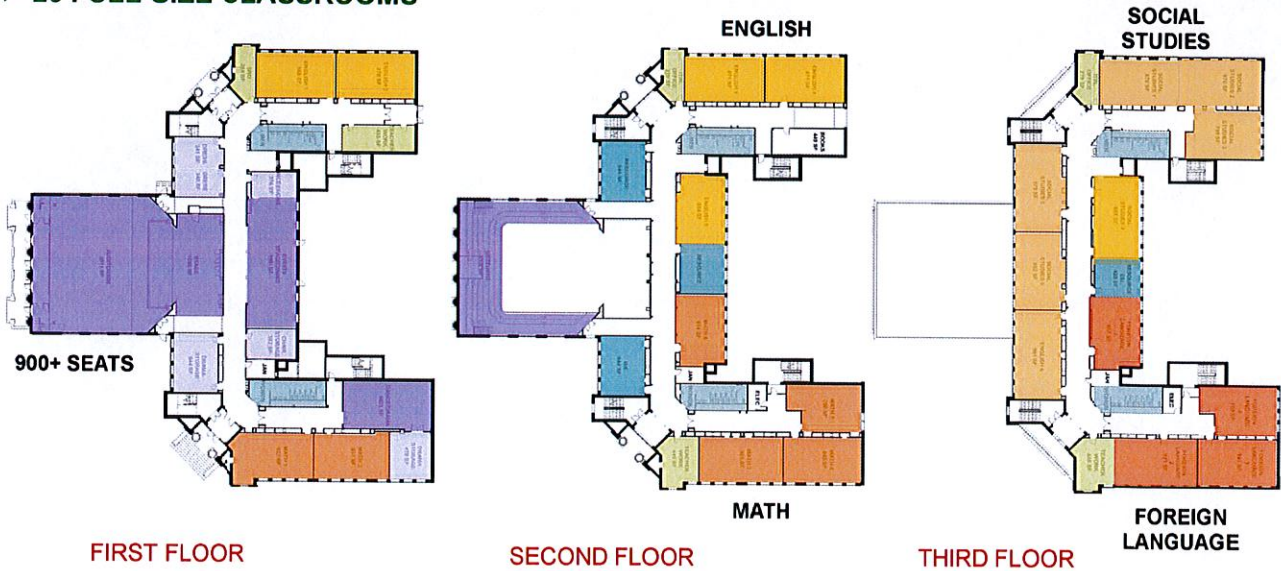


AUDIENCE ENTERS AT CORNERS AND COURTYARD, ENTERS AUDITORIUM FROM NEW LOBBY

NEW CORRIDOR DOORS, SO WINGS CAN BE CLOSED OFF DURING PERFORMANCES, BATHROOMS STILL ACCESSIBLE

PROPOSED PLAN: RECONFIGURATION OF STILLWELL

➤ 23 FULL-SIZE CLASSROOMS



Amy Holt responded that Mr. Wilkins has gone through all of the staffing and she would imagine there is a classroom for everybody that needs one. The Board did not get into the weeds with this.

Michael Absher pointed out that there are six classrooms and six teachers.

Architect Maggie Carnevale stated they have worked with Bobby Wilkins to label the different departments, but realized all of the classrooms are basically the same size and could be rearranged down the road in design if it preferred to change them. Every subject has six classrooms with the exception of foreign language which has four. A day was spent with Bobby Wilkins going through programming of what exact classes, teachers and space was needed. Five science classrooms are required.

Michael Absher felt with the old plan it was stating that capacity was larger than needed.

Commissioner Edney asked if the Clark-Nexsen plan was bigger than needed.

Amy Holt responded she did not know. She was not a part of the process and was not sure how it went. She knows that when all the programming was done, the principal of the school met with the architects and they covered the needs. She trusted their process and did not feel she needed to go behind them.

Commissioner Edney noted this was done last time.

Amy Holt asked who did this last time.

Commissioner Edney responded Clark-Nexsen, the School Board, architects and other involved.

Amy Holt stated they were not involved the first time.

Commissioner Edney noted the plan was for 146 parking spots, and questioned if this was approved by zoning.

Architect Maggie Carnevale responded they read the requirements and calculated 146 spaces based on the number of students, number of classrooms, and the number of staff.

Commissioner Edney stated the first plan included 203 spaces and asked if this was due to less classrooms.

Ms. Carnevale was not sure where the 203 came from.

County Manager Steve Wyatt said it came from the City of Hendersonville.

Ms. Carnevale responded they met with the City with this plan and shared the calculations of 146 spaces and the City was on board with this layout.

Commissioner Edney asked if we had this in writing.

Commissioner Hawkins thought the extra parking may have been included with the additional piece of land bought by the County.

Commissioner Edney stated City Zoning said 203 and we actually put 215 in the plan, we had to.

Amy Holt said they could go back and confirm that information.

Commissioner Edney stated assuming the 146 spaces is correct, you have 78 employees who have to have a place to park. You now have 93 parking spaces and this plan basically gives you 50 more than what you

have now. This plan makes a very small dent in parking and all the kids will still have to park in Immaculata and on the street. This Board was crucified about safety and parking and how that was such a big issue. And now no one has even raised it. He feels it must be raised and talked about. Safety of the kids is supposed to be the number one concern. The new plan has them parking on the street just like they currently do and in Immaculata. This seems to be the last thing we are worried about now. He questioned what he is missing.

Amy Holt responded we can't control where they park. If we bulldoze the football field and made that all parking, we can't control if they are going to park on Bearcat or Oakland. It is what it is. We can probably control employee parking but she doesn't know if they can control where the kids park. Can you really control...they could designate employee parking, but she doesn't know if you can stop anyone from parking on public property, they can park on the street if they want.

Commissioner Edney feels an option is not being provided, it is the only place they can park.

Amy Holt responded, according to the architect, we have provided what we need to provide. She can find out if it is not adequate, but was under the assumption that it was. It was never an issue for her.

Commissioner Edney stated there are roughly 80 employees and 146 spaces...this doesn't leave space for 300 kids driving to school. It doesn't leave room for 200 kids driving to school. He only brings this up because it was such a big issue before. The commissioners were crucified because the kids would be near the highway...a five lane highway, ten thousand cars a day, kids getting run over during a fire drill and they jumped the fence into the highway. All that crazy stuff and it has now gone away and no one cares. I tend to care about the kids safety.

Architect Maggie Carnevale feels this plan provides safer parking for the students with sidewalks. We talked yesterday...the ones along Asheville Highway do not have a direct sidewalk but all the other parking spaces have a direct sidewalk to get safely into the building. She would think with this plan they are providing more parking in a safer way so that students have the option of not having to cross the street to get to the school building.

Commissioner Edney notes if they park on Bearcat or Asheville Highway then they must walk all the way around to get into the entrance. You have no access off Bearcat at all.

Mary Louise Corn stated they would have to go down Oakland and come in under the bridge.

Ms. Carnevale said Mr. Wilkins may decide to man different entrances. We have talked about different ways...we have the parking lot entrance and the main entrance off of Oakland, but there are other doors if that becomes inconvenient. It could be manned for drop-off times.

Commissioner Edney asked with this plan if we would have to continue to use the Immaculata lot, which is where most kids park now. If not, where will they park?

Amy Holt responded not to her knowledge.

Mary Louse Corn stated there is never...she does not think they ever thought they could provide enough parking on this piece of land-locked property. She can't help it that nobody is saying anything and complaining like earlier. That was not the School Board raising cane. Their goal was...it is impossible to provide adequate parking for everyone...if that's the implication. The 146 parking spaces was to meet the City Zoning requirement, at least that's what the School Board believes at this moment.

Commissioner Edney asked if we should keep the Fassifern lot for parking for teachers. Is this an option we should talk about?

Mary Louse Corn responded sure.

Commissioner Edney asked if anyone knew the cost for upgrading the parking lot.

Amy Holt asked to put the parking lot on it or the land?

Steve Wyatt responded John Mitchell is looking it up.

John Mitchell stated the price to turn Fassifern into a parking lot is \$890,000.

Bryan Walker, with Vannoy Construction, feels they will have to go back and look at Fassifern to see if it will push the upgrades at the intersection because there was another piece. There may be a potential upgrade at the intersection cost of \$250,000 including lights that needs to be researched.

Commissioner Edney is concerned about parking because it has always been an issue in the past. If the Board of Education is satisfied with parking as it has been for the last 40-50 years, then we want go there. But if they are not we need to talk about it today because there is not enough on-site parking.

Michael Absher feels that in general HHS will not ever have enough on-site parking for the whole population. His understanding from the administration at the school, students, parents and future students is that they are comfortable with this plan. They are comfortable with their kids still parking on the side of the road. If it would save the taxpayers money and not even doing the Fassifern lot and selling it, he feels that would please the general public that we are trying to save money there.

Amy Holt questioned if the other plan had 203 parking spaces including the Fassifern lot and on-site?

Commissioner Edney responded Fassifern and on-site included 215 spaces. There was additional parking still on the street that was not included in the plan.

Amy Holt asked if Mr. Edney thought there are more than 200 students that drive there. So the other plan didn't address...

Commissioner Edney stated the other plan was not perfect and had a bunch of problems just as this one, but we are trying to get the best of whatever we can get. I mean you've got 800 kids, 200 seniors, and he assumes the vast majority of the seniors drive, a good number of juniors and a handful of sophomores.

Amy Holt feels maybe half...she is open to putting parking on the Fassifern lot. Personally she would prefer that the kids park on Fassifern rather than the Immaculata lot.

Commissioner Edney "It is closer".

Amy Holt feels it is closer and in proximity to where the entrance is going to be in the morning and can be controlled more with possibly a crossing guard, rather than worrying about kids in the Immaculata lot which as a parent she does not like.

Commissioner Edney asked if he has the School Board's commitment to address parking as a safety issue with the architect and her people when going through the design.

Jeff Egolf went to school at Hendersonville High School and graduated in 1989. He has a child there now as a sophomore and two more who will be attending there. As a parent he likes this proposal more than the other one and feels the parking is more than the other. He likes the fact that the new building is not on Highway 25. If we include Fassifern that will be plenty of parking. Back in 1989 parking was a problem. Bobby Wilkins has been involved with a lot of this planning and going back to a couple of other points, social studies, science, etc., Bobby has been intricately involved with that process. He doesn't feel his kids will have a problem going forward. They will be there during construction. Life is tough and you will be inconvenienced.

Dot Case asked about the parking spaces at Fassifern.

County Manager Steve Wyatt stated this would have to be dealt with before the money is borrowed if indeed it is a part of the plan. The price estimate is about a year old and is about \$900,000. We can look at the site plan and get a number shortly of how many additional parking places Fassifern allows.

Blair Craven stated yesterday the Board of Education received a couple of options of what the Fassifern lot could potentially be used for. Anything from tennis courts to parking lot, or a much needed practice facility of some sort, so that our soccer teams or football teams do not have to practice off site. In that drawing it shows an addition of about 12 parking places with the ability to add a few more overflow spaces to that potential site. He feels that particular design would be optimum if that is something the Board of Education can review. Pricing with that plan is around \$150,000 for the recreational lot along with painting and striping for the additional parking spaces. The Board of Education is definitely interested in looking at this with the Commissioners.

Commissioner Edney stated it is cheaper to make it tennis courts than it is a parking lot.

Blair Craven doesn't suggest tennis courts. He rather suggests a practice field for soccer or football. He is not asking for artificial turf, just a grassed field.

Commissioner Edney feels parking is a greater issue.

Blair Craven responded he is just offering an alternative to slight overflow parking.

Chairman Hawkins suggested the Joint School Facilities committee look at this and see what the options are. He asked that the County Manager try to set up a meeting of that committee. Obviously whatever you come up with, no matter how you squeeze it, there will not be 400 parking spots. There are a number of ways you can deal with that. The Board of Education could restrict who could bring their car in... 100 seniors, grades good enough, or whatever the criteria is. You can control it through your own policy to have adequate and safe parking. That would be the Board of Education's call.

Commissioner Edney thought it would have to be addressed before we borrow money so that we will know how much to borrow. He commended the architect for the plan provided within a short period of time and perimeters given. If we are going to renovate or restore the Stillwell building it must be done correctly. We have a new roof and new chiller but everything else must be all new. The entire outside structure will be repointed. He questioned if repointing is sufficient rather than water proofing.

Ms. Carnevale shared that after discussions with Vannoy, it was determined that once they tuck-point the entire building, they do not feel a coating is necessary.

Commissioner Edney questioned if necessary camera work would be done to see what is underneath it and make sure we don't have a sinkhole in the future.

Ms. Carnevale responded this is correct. They have \$750,000 for Stillwell unknowns to address the river that runs underneath it and any asbestos hazardous materials that may be found during the demolition of potential insulation or duct work that was not accessed in the 1992 project.

Commissioner Edney questioned if the west side would be dug out and waterproofed.

Ms. Carnevale responded where they are putting grade up against the building they will definitely have to waterproof the building before they push dirt up against it.

Commissioner Edney was talking about the west side of Stillwell where water is coming in now at the foundation level.

Ms. Carnevale stated this was covered.

Commissioner Edney asked if all of the existing electrical would be replaced.

Ms. Carnevale responded yes, this is the best way to do it.

Commissioner Edney asked if only a handful of walls were being torn down to make classrooms bigger.

Ms. Carnevale responded it is most of the interior partitions between classrooms. Quarter walls, as discussed yesterday, have chases at the corridor and those can stay. They are being furred out to provide new electrical, sound, attenuation bats, those types of things...plumbing if required.

Commissioner Edney asked if the only truly new walls will be where you are expanding classrooms to meet DPI specs, where you are taking two and making into one.

Ms. Carnevale responded there will be 10-12 new walls between the classrooms.

Commissioner Edney stated basically you are taking the majority of the interior walls and putting in furring strips and new sheetrock to cover the old walls.

Architect Carnevale stated this is correct to cover the old plaster so that they can get new electrical and plumbing if needed where it needs to be for the classroom.

Commissioner Edney feels they are covering the majority of the old walls.

Architect Carnevale responded this is correct.

Commissioner Edney questioned if the reason for this was that they did not want to get into lead paint and other remediation that would raise the cost if they did these walls.

Architect Carnevale responded this is part of it but the exterior wall, she believes, is the plaster right onto block service. They could chip off the plaster but it probably more cost effective and they would like to fur it out to get the electrical where it is needed.

Architect Amy Dowty stated the interior walls as walls are plastered directly on structural clay tile. So just

taking the plaster off those walls does not do us any good in being able to go back and put electrical in those structural clay tile walls. It makes more sense to fur out and get electrical on the face of those walls.

Commissioner Edney asked if it was cheaper also. He also asked if the walls of the hallways between the classrooms are going to be covered up and not changed.

Architect Dowty responded yes this is correct.

Commissioner Edney asked if they were structural or if the only structural walls are the outside and the columns.

Architect Dowty responded yes the quarter walls run between columns and these walls are not structural. They could come out and be done new.

Architect Carnevale stated it is a cost savings and they did not see the need to pull them out entirely. There is no need to pull them out since there will be new finishes in the classrooms and hallway anyway.

Commissioner Edney noted that new finishes is covering up the old stuff. It is not new.

Architect Carnevale responded yes existing plaster.

Commissioner Edney just feels that all new is better because it is all new. Stillwell will be used. Under this plan we get some new and band aid Stillwell and do not do it right.

Amy Holt asked for Bryan Walker's opinion if this was not being done correctly.

County Manager Steve Wyatt stated it was not fair to ask Bryan's opinion. Does it meet code or not meet code is a fair question. Obviously all new is better than renovation, there is no question. It is not fair to put Bryan in this position.

Commissioner Edney stated there are different levels of restoration, his point is we are spending \$60M, why not spend \$3-5M more and do the best we can do.

Amy Holt responded this is not what the Board of Education wants to do. It is not what they voted on and they were trying to come up with a plan that used the Stillwell building and pleased the community and students there. If the commission votes to do something different, she cannot control that. This is what her Board wanted and voted for, the plan we brought.

Commissioner Edney's point is that the Board of Education is satisfied with an inferior product, which is a judgement call, and they are elected to make those judgement. As long as it is a reasonable judgement he will not get in the way.

Amy Holt does not feel this in an inferior project.

Jeff Egolf feels this project is top notch. If they did not use Stillwell, as a parent, (this has been going on since 2012) he always wondered who would be using the building. He feels there will not be one plan that is perfect, but this plan answers a lot of questions and satisfies him that the kids will use Stillwell. He does not feel it is an inferior project. As a parent of a student there now and two others who will be there he is satisfied and feels it is safer. If Stillwell is not used how will you maintain it? How will you spend money on it? This answers all that. He didn't design or help design it, but a team did working together.

Commissioner Edney states it is adequate but not the best we can do.

Jeff Egolf responded both plans have problems but the first plan left too many unanswered questions.

Amy Holt stated the same process (the walls) was used at Hendersonville Middle and at Dana. They just had a school visit at Dana and were talking about how you cannot see where the new begins and the old is. They are satisfied with Hendersonville Middle and Dana. She feels that the discussions were regarding a building that would last 75 years and all of this has been vetted.

Commissioner Messer feels we have had this conversation many times. You have to work with what you have. He is against anything other than what we have on the table at this time.

Chairman Hawkins thinks the questions Commissioner Edney is raising here is the renovation of the Stillwell building. He feels the architect with their expertise and weight bearing knows if this will do the job, it is what we are looking for. At this point we have to observe the professional architects inspections and things they are doing to bring it up to code. If it is structurally sound and meets code you can always argue if it is the best we can do. The best you can do is build a brand new building but that is not where we are. I will have to rely heavily on the expertise of the architects and Vannoy and make do with what we have got. It will serve the purpose of educating the children there safely.

Commissioner McCall asked if this is the same process as used at Asheville High School.

Architect Amy Dowty responded yes the Asheville High process included the steps they are doing for Stillwell. The complete upgrade of the electrical, plumbing, heating, air conditioning, sprinklers, reworking of plaster, replaced bathrooms, etc., it is the same except at Asheville High they are doing it while students are in the building. It a lot longer process and costing a lot more.

Blair Craven spoke regarding the sacrifice of not having a gym for a year. It is a sacrifice but we have enough facilities around the county to be able to handle this. Mr. Wilkins has talked to his staff and they will be able to handle no cafeteria for 18 months. It is not an ideal situation but we can get through it. He has a son in 6th grade and will be in the middle of this construction project. He will not have use of the new facility or the gym his freshman year. He will not have use of the Stillwell building his sophomore year. He understands that we are not only building a school here for him and his buddies but also for this little sister and younger sibling who will come up and enjoy this phenomenal facility. This is what the community wants and the School Board voted on and he feels that it is not an inferior product. It is a great project for us to move forward on and put it on the back burner and move on to other things.

Amy Holt stated she, Mr. Wood and Mr. Craven sat on the committee with the architect and team and a lot of conversations were held regarding the loss of the gym for a year, the loss of the auditorium for a period. The concern was not having the auditorium for the senior play and for move up. They committed that they could do this. Bobby Wilkins wanted access to the auditorium the entire year...Dr. Bryant asked "if this is the plan you want, and if it is, there will be sacrifices with it, part of the year you will have to lose the auditorium." Mr. Wilkins and staff were comfortable with this. It is a great plan, the School Board is happy with it. Her only concern is the entrance and exit of parking does give her heartburn, knowing that people will want to go north on Asheville Highway. She does not know if there is an alternative to the current plan. It will have to be deferred to the architect and Vannoy to see if where we have the bus lane now if an entrance can be there. However she feels it can be worked out. She does not currently have a child at HHS but if he were attending there she would rather him park on Oakland or Bearcat and take the sidewalk around into the facility rather than parking on Fassifern or parking on the Immaculata lot. It is safer and you can see what the kids are

doing.

Mary Louise Corn appreciates the extra few months to get an alternative plan. It is not without problems or concerns but she feels all plans would have concerns from somebody. We are at this plan now and hope the Commissioners will support the plan and do magic with the funding. It may not be the best we can do but we need to stay where we are and make it the very best that we can.

Michael Absher thanked the Board for allowing the School Board to readjust the plan. He is satisfied with the new plan and feels they are not putting a band aid on Stillwell. The Fassifern lot needs to be tabled for further discussion and not hold up the process of starting this project. It has been delayed long enough.

Dot Case asked if the commission had a contract with the plan with specifics. She had heard a school board member and a county commissioner ask the guy if it had 900 seats...and does it have this and that. He said uh well, in essence it has changed. She asked if there was a specific contract with the architects and the construction company, specifically stating everything that we are seeing here and that we have heard.

Steve Wyatt answered no. These architects do not work for the county. The construction manager was selected last year sometime during a different process. The way he reads the Board, the Board supports continuing on with the construction manager because the company has a track record here. But there is no contract to do any of this. It is all being discussed here.

Dot Case stated it was all discussed last time too.

Steve Wyatt responded there were contracts last time, it was a different process, a separate process similar to this process. It came to the point where there was a contract with the architect and we were in the process of finalizing the contract with the construction and then it was halted when the disagreements began.

Commissioner Messer stated the disagreements were funding. The price tag went up way out of bounds.

Commissioner Lapsley stated the County did have a design contract with Clark-Nexen. We had a contract based on the site plan that this Board approved, with everything on the north side. We had an architect's lump sum contract based on the cost estimate that we agreed to accept for that. As far as this project is concerned, the contract is between the School Board and this Architect. At the moment this Board does not have a contract with them.

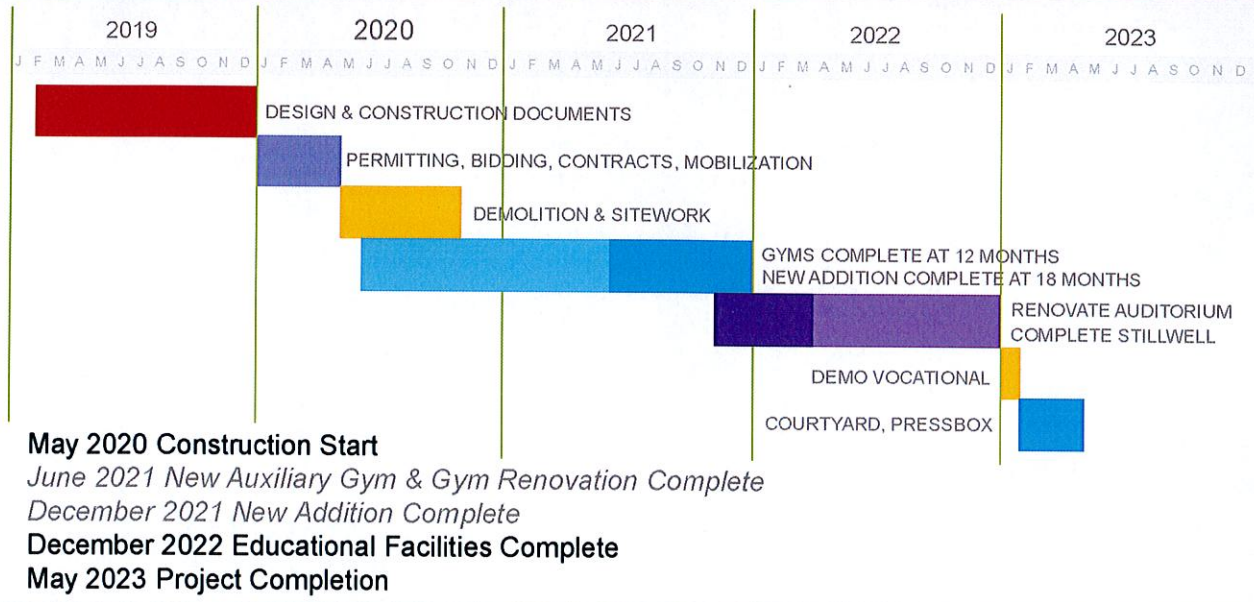
Rick Wood shared this has been a long journey. He has been on the Board for the entire process and at times it has been painful. He is encouraged the way the Boards are working together to try to see the project through. Mr. Wood was in the meetings with the architects to provide input and learn. Some of the points that have been brought up by Mr. Lapsley and Mr. Edney and others are legitimate concerns. A lot of them we have already addressed. This is not a perfect plan but no plan would be perfect. Certainly we can spend more money and do a few more things but he doesn't feel the commission is in the position to spend more money than we are already considering. He knows that there are a lot of needs in the county for our schools after this project is over, serious things to be looked at, which are important. He is happy with how things are moving with Edneyville Elementary School and the Boards have worked well together...and the Innovative High School, and other things for the betterment of the students. He feels this is the right plan for us to move forward with now, even though not perfect.

Jeff Egolf thanked the commissioner for giving the Board of Education a chance to come up with a plan. A meeting does need to be held by the Joint School Facilities committee. He asked that Fassifern not hold up the project. As a taxpayer and a parent this is an outstanding job done by all parties concerned.

Amy Holt agreed that we need to move the parking concerns to the Joint committee for review.

Chairman Hawkins summarized that the Board of Commissioners have raised a number of issues for the Board of Education to consider, lunchrooms, lack of gymnasium, etc. These things are now in the Board of Education’s court. The commission does not need to try to figure out if Hendersonville Middle School can make enough lunches to come over to the High School. There is a finite piece of land there unless we buy half of Hendersonville. There is also a finite number of permutations and combinations for parking spaces. The issues raised are certainly issues to be concerned about, but are now in the Board of Education’s ballpark. Both Boards agree it is not a perfect system and we probably could not get a perfect system. He feels the essence of it is that the Board of Education feels this meets their needs to provide education. He feels we should move on with the program.

PROJECTED CONSTRUCTION TIMELINE



Amy Holt shared that the architect has said if they receive the go ahead in February, they can finish by May 2023.

Commissioner Lapsley noted the total cost of the new construction project (\$59.2M) does not include the artificial turf or the Fassifern lot.

Steve Wyatt stated the round number for the previous plan was \$58.6M, which did not include the extras.

Commissioner Lapsley stated “time is money and we do not need to wait until February 4, 2019”.

Commissioner Lapsley made the motion that the Board of Commissioners approve the concept that has been presented and that the total project cost would not exceed \$59.2M without approval by this Board, and that this Board proceed to negotiate an agreement with the architects that prepared this plan. All voted in favor and the motion carried.

Commissioner Lapsley would like to see the contract to this Board by the February 4, 2019 Board meeting.

ADJOURN

Commissioner Lapsley made the motion to adjourn at 11:50 a.m. All voted in favor and the motion carried.

Attest:

Teresa L. Wilson, Clerk to the Board

Grady Hawkins, Chairman