

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** April 1, 2019

**SUBJECT:** Blue Ridge Community College – Capital Improvements Update

**PRESENTERS:** Dr. Laura Leatherwood

**ATTACHMENTS:** Yes

1. Power-Point Presentation
2. Letter from ClarkNexsen– Advanced Planning for New Construction and Renovations
3. Capital Improvements Priority List 2019-2023

**SUMMARY OF REQUEST:**

Dr. Laura Leatherwood, BRCC President, will provide the Board of Commissioners with an update on Capital Improvement needs at Blue Ridge Community College.

**BOARD ACTION REQUESTED:**

Staff requests the Board discuss the report by Dr. Leatherwood and direct staff accordingly.

**SUGGESTED MOTION:**

*No motion suggested.*

# Henderson County Commissioners Meeting



**April 1, 2019**

**Dr. Laura B. Leatherwood**

# \$31M Capital Improvements Request

Line	Item	Amount
1	New Construction / Renovation of Older Buildings	\$23,028,040
2	Capital Improvements Priority List presented at Joint Facilities Meeting	\$6,971,960
3	POPAT	\$1,000,000
<b>Total</b>		<b>\$31,000,000</b>

Presented February 18, 2019, at Joint Facilities Committee Meeting  
See Handout "Capital Improvements Priority List"

## New Construction/Renovation \$23,028,040

Using the professional estimates of Vannoy Construction, Blue Ridge Community College developed a **budget of \$23,028,040**.

Original request suggested renovation/new construction of Patton, General Studies, and Arts & Sciences Buildings and an additional 20,000 square feet of new construction for workforce training.

Advanced planning will need to take place to align scope and budget (see slide 6).

## Capital Improvements Priority List \$6,971,960

Capital improvements to maintain Henderson County Campus and Health Sciences Center. This request addresses critical programmatic, life safety, construction (roofs, HVAC, etc), and infrastructure needs for 2019-2023.

- Excludes Patton, General Studies, and Arts and Sciences Buildings
- Represents the top priorities identified from the College's original request of \$16,118,458.

## POPAT \$1,000,000

Passing the Police Officer Physical Ability Test (POPAT) is a state requirement in the Basic Law Enforcement Training program. It is a timed, pass-fail test which must be administered in an unobstructed space no smaller than 40' x 70'.

Extra area is needed for instructors and cadets staging during training and storage for POPAT equipment. Currently the College uses outdoor space.

Request for funds for the POPAT space has been in past County budget requests.

Proposed location is adjacent to Fire Training Center. Site location and budget were last vetted in 2015 during long-range planning project.

Advanced Planning professional services are needed in order to align scope and budget including site evaluation.

# New Request for Planning Services New Construction/Renovation \$28,800

## Scope of Services presented by CLARKNEXSEN

- Gather information from Blue Ridge staff and faculty to formulate the programmatic needs and compare this information to the existing building layouts of Patton, General Studies, and Arts and Sciences Buildings.
- Make recommendations for renovating space, construction of new space, or a hybrid plan of both renovation and new construction to support the academic programs.
- Evaluate the four sites identified as potential locations for new structures. Includes evaluation for the POPAT facility.
- Present recommendations to the College and the County for approval.
- Complete conceptual budgets for the options with input from the Construction Manager.

# Proposed Timeline New Construction/Renovation

Presented by CLARKNEXSEN

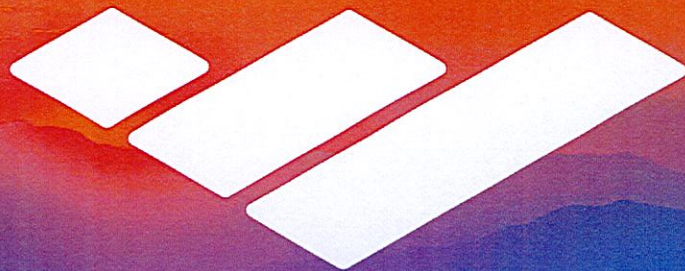
Task	Dates
Advanced Planning	April 2-May 2, 2019
Presentation to BRCC/County and selection of options	May 2-10, 2019
Schematic Designs	May 10-July 9, 2019
Design Development	July 9-October 7, 2019
Construction Documents	October 7, 2019-March 5, 2020
Bidding	March 5-April 5, 2020
Construction Activities	April 21, 2020-July 27, 2021
Occupancy	August 1, 2021



## Sense of Urgency

- **Escalation of construction costs** will force us to pay more if we wait. (6% each year)
- **Economic development and industry recruitment** efforts in Henderson County will continue to be in full force and require the College to maintain a flexible and nimble approach to workforce development.
- **Competition for students** (workforce pipeline) is rising.
  - Modern facilities equate to quality education in the minds of students and families making college choices. Today's students are savvy consumers and expect innovative and modern facilities.
  - We must position the College to serve more students and employers now and in the future.
- **Elevate the image and capacity** of Blue Ridge Community College to students, families, and local employers.

**Questions?**



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March 25, 2019

Blue Ridge Community College  
180 West Campus Drive  
Flat Rock, NC 28731

Attn: Dr. Laura Leatherwood

**RE: ADVANCED PLANNING FOR NEW CONSTRUCTION AND RENOVATIONS**

Dear Dr. Leatherwood,

Continuing the support for Henderson County residents, Blue Ridge Community College is in need to improve or possibly replace several of its existing buildings. Based on our conversations, we recommend the College perform an Advanced Planning effort to determine the building(s) final program, determine the optimum location(s) on the campus, how the location will relate to the master plan, phasing as it relates to the construction activities, and review the Facilities and Capital Improvement Plan prepared by Office of State Construction. One of the primary objectives of Advanced Planning will be to establish the program alignment with project objectives and budget. As part of this process, it will be important to understand options for swing space during construction, while the existing buildings are renovated. Itemized below are the proposed scope of services for the Advanced Planning.

**Scope of Services**

1. Gather information from user groups and staff to formulate the programmatic needs of each of the buildings. Four meeting with staff and faculty to gather and review information.
2. Compare this information to the existing building layouts.
3. Make recommendations for renovating space or construction of new space to support the academic programs.
4. Evaluate the 4 sites we identified as potential locations for the new structure. Include evaluation for the POPAT facility and the Green house.
5. Present recommendations to the College and the County for their approval.
6. Complete conceptual budgets for the options with input from the Construction Manager.

**Over All Project Schedule Advanced Planning thru Construction**

Task Name	Duration	Start	Finish
Advanced planning	30 days	Tue 4/2/19	Thu 5/2/19
Presentation to owner	7 days	Thu 5/2/19	Thu 5/9/19
Owner to select option to advance thru design	1 day	Thu 5/9/19	Fri 5/10/19



Schematic Design	60 days	Fri 5/10/19	Tue 7/9/19
Design Development	90 days	Tue 7/9/19	Mon 10/7/19
Construction Documents	150 days	Mon 10/7/19	Thu 3/5/20
Bidding	30 days	Thu 3/5/20	Tue 4/5/20
Production of contracts	14 days	Mon 4/6/20	Mon 4/20/20
Notice to proceed for construction	1 day	Mon 4/20/20	Tue 4/21/20
Construction activities	460 days	Tue 4/21/20	Tue 7/27/21
Substantial completion	1 day	Tue 7/27/21	Wed 7/28/21

**Facilities open for Fall 2021**

**DELIVERABLES**

The Design Team will be responsible for minutes describing the outcome of each of the programming discussions. Preparatory graphic and written information will be made throughout the work period to describe the direction of the studies during the process.

**Final Deliverables:** 11 x 17 Advanced Planning Report with (1) hard copy and (1) electronic copy to include:

- Site Analysis: options and recommendations
- Building program, tabular and narrative architectural description
- Cost Report
- Preliminary phasing or staging concepts
- All meeting minutes

**EXCLUSIONS**

The following items are excluded from the Scope of Services:

- Any design services for Blue Ridge Community College not related to the development of the project design as noted above.
- Submission to State Construction or any sustainability requirements as set forth by SCO manual. As noted during our discussions, the project is going to be managed at the County level and will not require submission to or review by State Construction.
- Geotechnical Engineering services.
- Survey services.
- Environmental engineering / wetlands delineation.
- Transportation engineering services or parking studies related to areas of Campus beyond the immediate project site.

**COMPENSATION**

Clark Nexsen agrees to provide professional services as outlined above in the Scope of Services for \$28,800, this work would be performed under our existing contract with the County and be amended with AIA document G802-2017.

**CONCLUSION**

Clark Nexsen appreciates the opportunity to collaborate with Blue Ridge Community College and Henderson County. Please review this proposal and contact us if you have any questions. We welcome your recommendations and will be happy to discuss any items in more detail.

Sincerely,

**CLARK NEXSEN**



Chadwick S Roberson, AIA, LEED AP BD+C

Principal

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CLARK NEXSEN 



**Capital Improvements Priority List 2019 - 2023**

Building	Description	Cost
Continuing Education Building	Renovation for Basic Law Enforcement (BLET), Criminal Justice Technology, and BRCC Police Dept. moves Replace chiller Install sprinkler system and fire alarm New furniture for offices	\$1,159,100
Grounds Building/ Maintenance Building	Replace heaters, circular fans Roof repair	\$32,500
Industrial Skills Center	Replace air handlers Install ventilation system and welding booths for Art program Re-coat roof Replace water heater, boiler Install sprinkler system and fire alarm	\$858,900
Killian Building	Replace chiller Install sprinkler system and fire alarm Install roof liner Upgrade Student Center New furniture for library and offices	\$1,797,000
Sink Building	Replace boiler, chiller, air handlers New furniture for offices	\$692,500
Spearman Building	Replace boiler Install generator Renovation for Trades programs New furniture for labs/shops	\$526,000
TEDC	Replace boiler, chiller, and compressors Replace Conference Hall tables, chairs	\$910,000
Campus-wide Improvements	Outdoor lighting improvements Pavement and parking lot repair Sidewalk installation Update wayfinding signage Replace 3 monument signs	\$995,960
SUBTOTAL		\$6,971,960
	POPAT	\$1,000,000
	New construction Renovation of older buildings	\$23,028,040
TOTAL		\$31,000,000