

**REQUEST FOR BOARD ACTION**  
**HENDERSON COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** August 5, 2019  
**SUBJECT:** Blue Ridge Community College Survey  
**PRESENTER:** Laura Leatherwood, Blue Ridge Community College  
**ATTACHMENTS:** Yes  
(1) HB 299  
(2) Survey Proposal

**SUMMARY OF REQUEST:**

Blue Ridge Community College is proceeding with plans to add additional classroom space on its campus. The Board of Commissioners approved a conceptual plan in the FY 19/20 budget planning process and directed that planning for the project continue.

In order for the project to proceed, a survey must be completed, and the property transferred to Henderson County for the issuance of debt associated with construction. House Bill 299, approving the transfer of property, requires that the property be surveyed within 120 days of passage.

Attached is a proposal to hire Ed Holmes and Associates to survey the necessary property. The fee is \$28,500, with the cost for the survey to be funded from the BRCC Maintenance, Repair, Technology and Security Fund (MRTS).

**BOARD ACTION REQUESTED:**

The Board is requested to approve the survey proposal, fund the cost from the BRCC MRTS, and direct staff to continue planning for the project.

**Suggested Motion:**

*I move that Board accept the survey proposal, fund the cost from the BRCC MRTS, and direct staff to continue planning for the project.*

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2019**

**SESSION LAW 2019-66  
HOUSE BILL 299**

AN ACT PROVIDING THAT HENDERSON COUNTY IS AUTHORIZED TO CONSTRUCT COMMUNITY COLLEGE BUILDINGS ON THE HENDERSON COUNTY CAMPUS OF BLUE RIDGE COMMUNITY COLLEGE TO BE USED FOR ARTS, SCIENCES, AND GENERAL STUDIES AND POLICE PHYSICAL ABILITIES TEST TRAINING AND TO AUTHORIZE THE COUNTY TO MAKE SUBSTANTIAL RENOVATIONS TO EXISTING CAMPUS BUILDINGS.

The General Assembly of North Carolina enacts:

**SECTION 1.** Notwithstanding G.S. 115D-9, 115D-15.1, 143-341(3), or any other provision of law, Henderson County is hereby authorized to (i) construct or renovate community college buildings, as that term is defined in G.S. 143-336, on the main campus of Blue Ridge Community College located within Henderson County, to be used for a new arts, sciences, and general studies center and for a new police officers physical abilities test training center and (ii) make substantial renovations to existing buildings on campus. In exercising the authority granted in this Section, Henderson County shall comply with all of the following:

- (1) Article 3D of Chapter 143 of the General Statutes (Procurement of Architectural, Engineering, and Surveying Services).
- (2) Article 8 of Chapter 143 of the General Statutes (Public Contracts).
- (3) Article 8 of Chapter 159 of the General Statutes (Financing Agreements and Other Financing Arrangements).
- (4) G.S. 160A-20 (Security interests).
- (5) Henderson County shall consult with the Board of Trustees of Blue Ridge Community College about programming requirements for the buildings and shall keep the Board of Trustees informed as to the construction process and progress.
- (6) Henderson County shall fund all projects entirely with County funds.

**SECTION 2.** Henderson County and the Board of Trustees of Blue Ridge Community College may enter into a memorandum of understanding to allow for the construction of community college buildings authorized by Section 1 of this act in a timely fashion and cost-efficient manner if deemed appropriate by the parties.

**SECTION 3.(a)** Within 120 days of the effective date of this act, the Board of Trustees of Blue Ridge Community College shall identify, in writing, to Henderson County (i) the real property upon which it intends the new buildings described in Section 1 of this act to be constructed and (ii) any other real property needed for the financing of the construction and renovations authorized by Section 1 of this act. The real property identified by the Board of Trustees shall be a portion of the real property described in Book 490, Page 373 of the Henderson County Registry.

**SECTION 3.(b)** Within 30 days of the identification of the real property as provided in subsection (a) of this Section, the Board of Trustees of Blue Ridge Community College shall transfer title to the identified property to Henderson County for the life of any debt incurred



against the property by Henderson County for the construction or renovation of community college buildings as authorized by Section 1 of this act.

**SECTION 3.(c)** Upon the satisfaction of any debt incurred against the property referred to in subsection (a) of this Section, Henderson County shall transfer title to the property back to the Board of Trustees of Blue Ridge Community College. If no debt is incurred against the property referred to in subsection (a) of this Section by Henderson County for the construction or renovation of community college buildings on or before December 31, 2023, Henderson County shall transfer title to the property back to the Board of Trustees of Blue Ridge Community College.

**SECTION 4.** Henderson County and the Board of Trustees of Blue Ridge Community College may enter into a lease agreement in accordance with G.S. 160A-274 for any space in county-owned buildings located within Henderson County if deemed appropriate by the parties.

**SECTION 5.** Sections 1 through 3 of this act are effective when they become law and apply only to construction and renovation projects by Henderson County on the Henderson County campus of Blue Ridge Community College between January 1, 2019, and December 31, 2023. The remainder of this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 27<sup>th</sup> day of June, 2019.

s/ Bill Rabon  
Presiding Officer of the Senate

s/ Tim Moore  
Speaker of the House of Representatives

W. Edwin Holmes, PLS  
Marvin E. Secrest, PLS  
Ronnie L. Davis, PLS  
Robert C. Brown, PLS  
Josh Hodges, PLS  
Ralph Pettit, PLS

Martin A. Barnes, PLS  
C. M. Edgerton, PLS  
J. Daniel Henry, PLS  
Phillip B. White, PLS  
Joseph Kane, PLS

Wednesday, July 17, 2019

Mr. David Berry  
Capital Projects Manager  
Henderson County  
1 Historic Courthouse Square, Suite 6  
Hendersonville, NC 28792

**RE: Blue Ridge Community College Site Survey for Patton Building and New Building**

David:

Thank you for allowing Ed Holmes and Associates Land Surveyors, PA to provide this proposal for a Topographic Survey and Subdivision for Blue Ridge Community College. As always, we are most thankful for this opportunity to be of service.

The scope of our work shall be to provide a Topographic Survey for approximately 9 acres of mostly improved property on the Blue Ridge Community College main campus, and to subdivide said area from the parent parcel. The scope of our work shall include, but may not be limited to, the following:

- Necessary deed and plat research
- Establish rights of way and easements of record
- Identify and clearly mark underground utility assets for location by survey crew
- Establish horizontal and vertical control on the North Carolina Grid System via Static GPS methods
- Establish a closed loop control traverse around the project area and locate existing boundary monuments that can be recovered
- Locate all improvements within the survey area, including roads and driveways, parking areas, structures, retaining walls, visible evidence of aboveground and belowground utilities, sidewalks, stairs, fences, etc.
- Locate full width of roadways serving or adjoining the property
- Locate landforms such as tops, toes, and ditches, and collect spot elevations sufficient for generating contours at 1' intervals
- Locate and identify trees 8" dbh and above
- Collect finished floor elevations at each building
- Set boundary corners as required to monument subdivision of land
- Draft Topographic Survey and Subdivision Plat, and submit Subdivision Plat for review and approval and recording with Henderson County Register of Deeds Office

Deliverables shall include a final Topographic Survey in AutoCAD and PDF formats and a recorded Subdivision Plat. Our firm shall be prepared to begin preparatory work upon notice to proceed, and shall deliver the final survey within 8 weeks of notice. Our firm shall bill on a fixed fee basis with the following pricing:

**Topographic Survey/Subdivision/Underground Utility Investigation and Marking** **\$28,500**

Ed Holmes and Associates Land Surveyors, PA has a staff of 34 associates, 11 of which are licensed Professional Land Surveyors, and we will commit as many resources as necessary to meet your timeframe and expectations. Our field and office staff members are well versed in all facets of surveying, and equipped with the latest technology, from RTK GPS and Robotic Instrumentation, to High Definition Laser Scanning. Please view our website at [www.edholmessurveying.com](http://www.edholmessurveying.com) to learn more about our company. Please don't hesitate to call if you have any questions.

Sincerely

Joshua E. Holmes  
Vice President  
Director of Business Development

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_