

Blue Ridge Community College  
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



Four Year Plan (Revised) 2019

	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	TOTAL
Capital Improvements	\$4,206,076	\$4,696,425	\$5,103,880	\$7,646,352	\$21,652,733
MINUS (Capital Improvements for AS, GS, PAT)	-\$944,600	-\$1,087,525	-\$1,822,400	-\$1,679,750	-\$5,534,275
<b>Subtotal Capital</b>	<b>\$3,261,476</b>	<b>\$3,608,900</b>	<b>\$3,281,480</b>	<b>\$5,966,602</b>	<b>\$16,118,458</b>
Operating	\$4,242,681	\$4,686,985	\$5,031,796	\$5,535,786	\$19,497,248
New construction renovation of older buildings. Pg. 49	\$23,028,040	-	-	-	\$23,028,040
POPAT	-	\$1,000,000	-	-	\$1,000,000
Fletcher Center	-	-	-	\$3,421,250	\$3,421,250
MINUS (Fletcher Center)	-	-	-	-\$3,421,250	-\$3,421,250
<b>NEW TOTAL</b>	<b>\$30,532,197</b>	<b>\$9,295,885</b>	<b>\$8,313,276</b>	<b>\$11,502,388</b>	<b>\$59,643,746</b>

The development of these numbers was based on several assumptions:

- Henderson County would manage the construction
- Construction would break ground in spring 2020 with completion and occupation of the building fall semester 2021
- 16 month construction timeline

Original Four Year Plan Request Total = \$68,599,271

BRCC reduced the Capital Improvements for Arts & Sciences (AS), General Studies (GS), and Patton (PAT) Buildings = \$5,534,275

Removed the Fletcher Center = \$3,421,250

Reduced the total capital request = \$8,955,525

**Revised Four Year Plan Request Total = \$59,643,746**



**Four-Year Plan Report**  
Capital and Operating Budget  
2019-2023

**Dr. Laura B. Leatherwood, President**

Our mission is to provide quality education and training opportunities that support student learning, enhance student advancement and success, and meet the workforce needs of our community.

# **In this Report**

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### **Blue Ridge Community College President**

Dr. Laura B. Leatherwood

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## Executive Summary

Enclosed is Blue Ridge Community College's Four-Year Plan Budget Request. It is comprehensive and includes Capital and Operating budgets for the four fiscal years: 2019-20, 2020-21, 2021-22, and 2022-23.

Blue Ridge Community College has gathered input from various professionals to assist with the development of this budget:

- On-campus stakeholders (i.e., College leadership, deans, faculty and staff) determined future programmatic and facility needs based on job, population, and enrollment growth.
- NC State Construction Office representative provided an assessment of College buildings focused on structure, efficiency, and safety features.
- Vannoy Construction conducted an assessment of the four oldest College buildings compared to future needs and provided guidance on renovation, addition, and new construction options.

To assure continued access to quality education and training at Blue Ridge Community College, especially due to the age and condition of four of the buildings on the Henderson County Campus, this budget is designed to provide the flexibility and growth needed to effectively respond to emerging opportunities and current challenges.

These opportunities and challenges are outlined here:

**Economic and Workforce Development:** Blue Ridge Community College is an active partner in business and industry recruitment efforts. Sierra Nevada and GF Linamar are strong examples of the role the College has played in recent years. Much like Sierra Nevada and GF Linamar did, companies looking to locate or relocate choose communities with workforce development as a #1 priority. A community's emphasis on workforce development is apparent in its training facilities. The College used the following assumptions in determining its programmatic and facility needs.

- Economic development and industry recruitment efforts will continue to be in full force and require the College to maintain a flexible and nimble approach to workforce development. Retention of existing companies will require steady, focused work from the College to fill the day-in-day-out workforce needs. Since 2012, more than 3,800 incumbent workers in more than 75 companies received training through the College's customized training programs. This training, valued at more than \$3M, was provided to these employers at a minimal cost (*Source: BRCC Economic and Workforce Development Division*).

### A STRONG HISTORY

Over the past twenty years, BRCC has seen a 48% increase in student enrollment. If that trend continues, we will be educating over 3,200 students per semester by the year 2038.

Source: BRCC Registrar's Office

- Every occupational sector (manufacturing, healthcare, public service, information technology, etc.) is looking to the College for assistance with training and job placement.
- We need flexible spaces for incubation and customized training programs for manufacturing. Since 2012, the following companies have used our facilities/offices

## THRIVING PROGRAMS

The College has seen an 11.6% increase in **overall program enrollment** since 2015.

Career and College Promise, a dual enrollment program for high school students, has grown from 261 enrollments in 2015 to 623 in 2018.

Our **Advanced Manufacturing** programs have experienced a 25.8% increase in enrollment since 2015. **Welding programs** have experienced an 81.3% increase during that same time.

Our **College Transfer** pathway programs—Associate in Arts and Associate in Science— increased by 23.3% and 33.8%, respectively since 2015.

Source: BRCC Office of Research Planning and Institutional Effectiveness

for incubation-type activities: Legacy Paddlesports (B.I.G. Adventures), Norafin Americas, GF Linamar LLC, Sierra Nevada Brewing Company, Continental Automotive Systems, Elkamet Inc., Meritor, Selee Corporation, Borg Warner Thermal, and Raumedica Inc. (Source: BRCC Economic and Workforce Development Division). Based on the thriving manufacturing and economic development environment, requests for these services will increase.

**Creating a Workforce Pipeline:** 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. This budget request takes into account that the College has buildings and learning spaces that are outdated and do not match the environments that companies have at their sites. Local companies have state-of-the-art equipment and are investing in their facilities, but the College is training in old buildings with old equipment. We are in competition with other colleges and continuously need a competitive edge to keep the workforce in Henderson County. We must consider these factors to ensure that local students remain in Henderson County's workforce pipeline.

**Life Safety & Energy Efficiencies:** The budget presented takes into consideration that several

College buildings do not meet today's building code and are not fully ADA compliant. For example, fire sprinkler systems are not present in these buildings. Adding security systems to

## A CASE STUDY: HEALTH SCIENCES CENTER

Since the opening of the Health Sciences Center in 2016, we have seen 50% growth in program enrollment for our Health Sciences programs. Specifically, the Nursing program has seen a 33% increase in enrollment. Surgical Technology has grown by 82%.

Source: BRCC Office of Research Planning and Institutional Effectiveness

older buildings is costly. We also took into consideration that utility and maintenance expenses on older buildings are higher than newer buildings.

**Programs and Accreditation:** SACSCOC, the College's accreditation body, requires *"adequate physical facilities and resources, both on and off campus, that appropriately serve the needs of the institution's educational programs, support services, and other mission-related activities."* Our most recent accreditation visit noted aged facilities and the need for the College to plan accordingly for the replacement of older buildings.

**Planning for the Future:** An investment in the facilities at Blue Ridge Community College is an investment in Henderson County's future. This investment would demonstrate the County's value on education and workforce development to its existing and prospective employers, as well as students and families.

**Blue Ridge Community College needs room to grow. As the community grows, so will the College.**

## INFORMED DECISION MAKING

### Population Data

Henderson County has experienced unbroken population growth for more than four decades.

More than half of Henderson County's new residents are under the age of 35 (51%).

The County's population is expected to increase to 130,000 by 2029.

### Employment Data

Workers with an educational level of "Some College" or "Associate Degree" are the largest employed educational category in the County.

Health Care is the largest industry in the County and accounts for 17% of all employment.

Manufacturing is the second largest industry in the County and accounts for 16% of all employment.

### Job Growth Data

The three largest job creators in the County are Accommodations and Food Services, Health Care, and Manufacturing. Health Care and Manufacturing provide wages above the County average.

Source: Economic Assessment Report of Henderson County NC (September 2015) by SYNEVA ECONOMICS

# Four-Year Plan Budget Request

	2019-20	2020-21	2021-22	2022-23	TOTAL
Capital Improvements*	\$4,206,076	\$4,696,425	\$5,103,880	\$ 7,646,352	<b>\$21,652,733</b>
Operating	\$4,242,681	\$4,686,985	\$5,031,796	\$5,535,786	<b>\$19,497,248</b>
New Construction Renovation of Older Buildings	\$23,028,040	-	-	-	<b>\$23,028,040</b>
POPAT	-	\$1,000,000	-	-	<b>\$1,000,000</b>
Fletcher Center	-	-	-	\$3,421,250	<b>\$3,421,250</b>
<b>TOTAL</b>	<b>\$31,476,797</b>	<b>\$10,383,410</b>	<b>\$10,135,676</b>	<b>\$16,603,388</b>	<b>\$68,599,271</b>

## Notes of Explanation: Capital Improvements

Budget numbers for capital improvements comes from the College's Facilities Condition Assessment Program (FCAP). The FCAP is a comprehensive annual survey of the condition of all College buildings, facilities, and equipment and a plan to address deficiencies based on accepted standards and College programmatic needs.

**\*Note:** If the New Construction/Renovation of Older Buildings request for \$23.1M is not funded, Capital Improvements request will remain at an average of \$5.4M each year.

**See Appendix 1: BRCC Facilities Condition Assessment Program (FCAP)**

## Notes of Explanation: Operating

Addition of two (2) full-time positions (Plant Operations personnel and Capital Projects personnel) and an additional Career Coach position requiring a 50% match of State funds.

5% yearly increase in salaries

5% yearly increase in the retirement rate based on the average % increase the previous three (3) years

3% yearly increase in medical insurance based on the average % increase the previous three (3) years

Increase in utilities: 12% yearly for electrical; 5% yearly for heat; and 3% yearly for water.

5% yearly increase in contracted services includes updating the facilities master plan and an increase in custodial services and supplies for additional square footage the College is requesting in its capital request.



25% increase in insurance in 2019-20 for additional square footage the College is requesting in its capital request with a 3% increase thereafter.

**See Appendix 2: Operating Budget Detail**

### **Notes of Explanation: New Construction/Renovation**

Using the professional estimates of Vannoy Construction, Blue Ridge Community is requesting \$23.1M for the renovation of the Patton, General Studies, and Arts & Sciences Buildings, as well as 20,000 square feet of new construction on the west side of campus. This request takes into account the challenges, opportunities, and data outlined on pages 3-5 of this Report. Because of the added cost, the Continuing Education Building is not part of the New Construction/Renovation Request.

**See Appendix 3: Vannoy Construction Co, Inc.—BRCC West Campus Programming Report**

**See Appendix 4: NC Department of Administration Memorandum**

**See Appendix 5: West Campus Building Exterior Photographs**

### **Notes of Explanation: POPAT**

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.

### **Notes of Explanation: Fletcher Center**

An academic building at the Fletcher Town Center was approved by the BRCC Board of Trustees in 2015 as part of the College's Master Plan. In turn, the Town of Fletcher's community development plan also includes an educational facility to be located on its campus. With the rapid population growth and new manufacturers relocating to this area, workforce development classes are in high demand in proximity to Fletcher. This budget amount serves as a placeholder because the College intends to seek multiple funding sources for this new construction.

**See Appendix 6: Site Map for Town of Fletcher Campus**

# **Appendix 1**

## BRCC Facilities Condition Assessment Program (FCAP)

## Facilities Condition Assessment Program (FCAP)

The Facilities Condition Assessment Program (FCAP) for Blue Ridge Community College, in place since 2006, is a comprehensive survey of the present condition of all College buildings, facilities, and equipment and a plan of how to address the deficiencies based on accepted standards and College requirements.

Items addressed in the study:

- ADA standards
- Air quality
- Community service needs
- Cost of maintenance
- Educational program requirements
- Emergency Preparedness
- Energy savings
- Environmental conditions and aesthetics
- Facility maintenance needs
- Health and safety concerns
- New construction and renovation based on College growth
- Safety inspections (housekeeping, electrical, first aid)

As a matter of structure and evaluation, the assessment was broken down into six different categories:

- Primary Structure: foundation systems, column and exterior walls, floor and roof systems
- Secondary Structure: ceiling, interior walls, windows, door systems
- Service System: cooling, heating, plumbing, electrical
- Function: assignable space, furniture, adaptability, suitability to current and future needs
- Energy Efficiency: HVAC controls, lighting, windows and doors, shading devices

The Facilities Condition Assessment Program process includes an annual room-by-room survey, an inspection of outdoor facilities and grounds, and a review of each major piece of equipment. Survey results are annotated and then summarized on the assessment forms. Estimated costs for new construction, repair, or replacement, typically for the following four years, are assigned. A preliminary report is provided to the College's Leadership Team and priorities are assigned. The costs are used to prepare the College's annual budget.

## Blue Ridge Community College Summary of Facilities

Facilities	Year Occupied	Total Square Footage	Original Cost
Arts and Sciences	1975	16,800	\$1,118,224
Bullington Greenhouse	1995	3,600	\$111,023
Continuing Education	1977	19,849	\$913,539
General Studies	1973	11,707	\$934,832
Groundskeeping	1984	3,200	\$38,200
Health Sciences Center	2016	98,760	\$30,573,098
Horticulture Storage	2017	1,500	\$82,000
Industrial Skills	1982	18,637	\$1,286,802
Killian	1989	31,500	\$2,001,549
Maintenance	1974	6,400	\$117,767
Parkhill	2017	55,000	\$13,000,000
Patton	1973	35,320	\$1,622,629
Pottery/Motorcycle	1986	3,200	\$94,622
Sink	1997	63,100	\$6,048,747
Spearman	1993	66,070	\$4,182,927
TEDC	2008	79,000	\$13,587,007
		<b>513,643</b>	<b>\$75,712,966</b>

## Blue Ridge Community College Summary of Facility Ratings

Facilities	Primary Structure Possible Rating of 38	Secondary Structure Possible Rating of 9	Service System Possible Rating of 32	Safety Standards Possible Rating of 9	Functional Standards Possible Rating of 42	Energy Efficiency Standards Possible Rating of 100	Total Possible Rating of 200
Arts and Sciences	35.19	7.84	29.68	9	12	84	177.71
Bullington Greenhouse	35.83	8.29	25	5.05	12	72	158.17
Continuing Education	36.96	8.37	27.3	8.8	12	69	162.43
General Studies	37.34	7.69	26.75	9	12	100	192.78
Groundskeeping	37.44	8.8	31	6.75	12	62	157.99
Health Sciences Center	36.64	9	30.69	8.8	12	100	197.13
Horticulture Storage	38	9	32	9	12	100	200
Industrial Skills	37.37	8.37	27.98	8.8	12	66	160.52
Killian	35.62	8.13	25	9	11.2	63	151.95
Maintenance	35.64	6.74	28.46	8.15	12	56	146.99
Parkhill	38	8.82	32	9	12	100	199.82
Patton	37.09	7.43	27.7	7.55	10.04	70	159.81
Pottery/Motorcycle	38	8.81	26.65	7.05	10.4	71	161.91
Sink	38	8.77	26.51	9	11	83	176.28
Spearman	31.51	8.78	25.49	8.5	9.44	79.7	163.42
TEDC	37	8.7	31.64	9	12	97	195.34
<b>Total Average</b>	<b>36.60</b>	<b>8.35</b>	<b>28.37</b>	<b>8.28</b>	<b>11.51</b>	<b>79.54</b>	<b>172.64</b>

**Blue Ridge Community College  
Capital Improvement Budget Request by Building/Category**

Facilities	2019-20	2020-21	2021-22	2022-23	Total
Arts & Sciences	399,500	366,025	467,500	445,750	\$ 1,678,775
Bullington Greenhouse	24,500	87,500	55,000	28,500	\$ 195,500
Continuing Education	404,976	295,000	336,000	322,500	\$ 1,358,476
Equipment	7,000	90,500	80,500	90,000	\$ 268,000
Extension to Spearman	-	-	-	1,006,000	\$ 1,006,000
Exterior Lighting	158,000	236,000	173,000	75,000	\$ 642,000
General Studies	425,000	268,900	300,000	396,000	\$ 1,389,900
Groundskeeping	12,500	22,500	16,500	17,500	\$ 69,000
Health Sciences Center	22,500	16,000	110,800	157,000	\$ 306,300
Horticulture Storage	82,500	15,000	10,000	5,000	\$ 112,500
Industrial Skills	297,000	281,900	292,000	290,000	\$ 1,160,900
Killian	364,500	437,000	436,180	680,000	\$ 1,917,680
Land Acquisition	-	-	-	900,000	\$ 900,000
Landscaping Plan	15,000	75,000	75,000	675,102	\$ 840,102
Maintenance	17,500	41,500	36,000	47,500	\$ 142,500
Parkhill	40,000	91,500	104,000	15,000	\$ 250,500
Parking lots/Road systems/Signage	258,000	323,500	312,000	520,000	\$ 1,413,500
Patton	582,600	550,100	1,054,900	838,000	\$ 3,025,600
Pottery/Motorcycle	0	37,000	5,000	15,000	\$ 57,000
Sink	341,500	344,000	423,500	212,500	\$ 1,321,500
Spearman	407,500	617,500	252,000	195,000	\$ 1,472,000
TEDC	212,500	450,000	461,000	690,000	\$ 1,813,500
Vehicles	35,000	50,000	103,000	25,000	\$ 213,000
Welding Storage Building	98,500	-	-	-	\$ 98,500
<b>Total</b>	<b>\$ 4,206,076</b>	<b>\$ 4,696,425</b>	<b>\$ 5,103,880</b>	<b>\$ 7,646,352</b>	<b>\$ 21,652,733</b>

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Blue Ridge Community College  
Facilities Schedule

Classroom/Lab/Admin./Aud.	
Building No.	9
Estimated Replacement Cost	\$ 3,024,000
Last Renovation	2018

Original Funding Source	Building Function
State Funds-48%	Building No.
County Funds-52%	Estimated Replacement Cost
	Last Renovation

<b>General Information</b>	<b>Arts &amp; Sciences Building</b>
Name of Building	7/31/2018
Audit Date	1975
Year Occupied	\$433,069
Original Construction Cost	10,800
Gross Square Feet	13,946
Assignable Square Feet	83%
Accessable Square Feet	13,946
Air Conditioning	YES

**Building Overall Rating**

Survey Rating	177.71
180-200	Satisfactory
150-180	Remodeling-A
110-140	Remodeling-B
70-100	Remodeling-C
0-60	Demolition

Primary Structure	Possible	Actual
Secondary Structure	38	35.19
Service Systems	9	7.64
Safety Standards	32	20.68
Functional Standards	9	9
Energy Efficiency	12	12
Total	200	177.71

2019-20	2020-21	2021-22	2022-23	2023-24	Total Cost
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price change	Primary Structure	20,000			20,000	Maintenance
price change	Replace carpet, hallway/offices	340,000			340,000	Maintenance
	Replace tires-80 mil/20 year warranty	25,000			25,000	Maintenance
	Replace carpet in Tiered lecture hall		10,000		10,000	Maintenance
	Painting main hallways/offices					
price change	Secondary Structure	17,500			17,500	Maintenance
price change	Replace main exterior doors (4)	15,000			15,000	Maintenance
assessment	Replace 3 main doors leading into Tiered lecture hall	10,000			10,000	Maintenance
State	Replace windows/rot in Tiered lecture	80,000			80,000	Maintenance
	Install another set of Bathrooms in lower hallway					
	Replace ACT tiles with 2x2					
State	Service Systems	50,000			50,000	Maintenance
Duke energy	Replace Air Handling/row duct work	200,000			200,000	maintenance
assessment	Install VFD on fan rooms	5,000			5,000	maintenance
assessment	Install exhaust Fans in bathrooms	7,500			7,500	maintenance
	Replace chiller		137,750		137,750	maintenance
assessment	Safety Standards					
State	ADA Bathroom Doors	5,000			5,000	Safety
assessment	Door access back side (1-000)	5,000			5,000	Safety
State	camera facing intersection exterior & 1 door access					
assessment	Install Sprinkler System	7,500			7,500	Safety
assessment	NFPA 72 Fire Alarm system					
	Replace damaged sidewalks around the building					
	Replace wiring and breakers in the building					
price change	Energy Efficiency	100,000			100,000	Safety
price change	Install LED lighting in classrooms	38,300			38,300	Energy Efficient
	Install LED lighting in Offices	7,725			7,725	Energy Efficient
	Install LED lights in Hallways/stair rooms	7,500			7,500	Energy Efficient
	Install LED Lights in equipment room	10,000			10,000	Energy Efficient
assessment	Functional Standards					
assessment	Replace outdated furniture in Tiered lecture Hall	175,000			175,000	Maintenance
assessment	Install White Boards	5,000			5,000	functional
assessment	Tiered Lecture Hall Update the infrastructure - Install info-casters along both sides of room - make it ADA with two lifts	50,000			50,000	functional
	Replace furniture in offices	45,000			45,000	functional
		\$ 389,500	\$ 380,025	\$ 487,500	\$ 445,750	\$ 1,616,775

Blue Ridge Community College  
Facilities Schedule

**General Information**

Name of Building	Bullington Greenhouse	Foundation Funded	Building Function
Audit Date	7/17/2018	Original Funding Source	Building No.
Year Occupied	1995	\$90,000 Donor Gift	Estimated Replacement Cost
Original Construction Cost	\$90,000		
Gross Square Feet	3,600		
Assignable Square Feet	3,384		
Assignable Space Ratio	94%		
Accessible Square Feet	3,384		
Air Conditioning	NO		

Classrooms	
22	\$360,000

**Building Overall Rating**

Survey Rating	Possible	Actual
Satisfactory	38	35.83
Remodeling-A	9	8.29
Remodeling-B	32	25.00
Remodeling-C	9	5.05
Demolition	12	12.00
	100	72.00
	200	158.17

**Source**

	2019-20	2020-21	2021-22	2022-23	2023-24	Cost
<b>Secondary Structure</b>						
Interior Doors				5,000		5,000 Maintenance
<b>Service Systems</b>						
Irrigation and water system repairs			5,000			5,000 Maintenance
Electrical upgrade	7,500					7,500 Maintenance
Replace cooling pads/and outdated panels	17,000			23,500		40,500 Maintenance
Install shade system/misting control		45,000				45,000 Maintenance
<b>Safety Standards</b>						
Install fence around perimeter of greenhouse		37,500				37,500 Safety
Install additional lighting cameras- exterior-2		5,000	50,000			50,000 Safety
<b>Program Service Needs</b>						
<b>Functional Services</b>						
<b>Energy Efficiency</b>						
	\$ 24,500	\$ 87,500	\$ 55,000	\$ 28,500	\$ -	\$ 195,500



Blue Ridge Community College  
Facilities Schedule

General Information

Name of Building  
 Audit Date  
 Year Occupied  
 Original Construction Cost  
 Gross Square Feet  
 Assignable Square Feet  
 Accessible Square Feet  
 Air Conditioning  
 Yes

Continuing Education Bldg.

9/8/2017  
 1977  
 \$608,000  
 19,849  
 12,427  
 65%  
 12,427

Original Funding Source  
 66% Federal Funds (ARC)  
 27% State Funds  
 8% County Funds

Building Function  
 Building No.  
 Estimated Replacement Cost  
 Last Renovation

Classroom/Lab/Admin./Aud.	12
\$	3,572,870
	2017

Building Overall Rating

Survey Rating	Primary Structure	Possible	Actual
Satisfactory	190-200	38	36.96
Remodeling-A	150-188	9	9.57
Remodeling-B	110-148	32	27.3
Remodeling-C	70-108	9	8.80
Demolition	0-64	12	12.00
		100	89.00
		200	162.43

Source

	2019-20	2020-21	2021-22	2022-23	2023-24	Total	Cost
<b>Primary Structure</b>							
Secondary Structure		75,000					15,000 Maintenance 75,000 Maintenance
Painting of main hallways 1st & 2nd Replace ACT about 50% with 2x2				15,000			
Safety Standards add 1- door access on security system- exterior the door closes to Perking lot/riding Patton add 5 doors access interior- camera- back parking lot, corners-(2) Install Sprinkler system NFPA 72 Fire Alarm Replace wiring and breakers in building	5,000			17,500			5,000 Safety 17,500 Safety 7,500 Safety 207,000 Safety 125,000 Safety 160,000 Safety
Functional Standards Replace furniture in offices-1st floor Replace White Boards Replace furniture in offices-2nd floor	278,576	60,000		5,000			278,576 functional 5000 functional 60,000 functional
Program Service Needs Renovation for Police Department Renovation for Criminal Justice/BLET		17,500	207,000				17,500 Program service needs 125,000 Program service needs
Service Systems Install unisex bathroom Replace Chiller	121,400			12,000			12,000 Maintenance 121,400 Maintenance
Energy Efficiency Install LED lighting in classrooms, offices, rearboms, mechanical 2nd floor Install occupancy Sensors in Offices, classrooms, restrooms, mechanical room LED in the building- classrooms LED in the building- hallways		\$ 10,000		45,000			45,000 Energy 10,000 Energy 33,000 Energy 45,000 Energy
	\$ 404,976	\$ 286,000	\$ 338,000	\$ 322,500	\$	\$ 1,358,476	

**Blue Ridge Community College  
Facilities Schedule**

**General Information**

Name of Building	General Studies
Audit Date	7/29/2018
Year Occupied	1973
Original Construction Cost	\$251,550
Gross Square Feet	11,707
Assignable Square Feet	8,649
Assignable Space Ratio	74%
Accessible Square Feet	8,648
Air Conditioning	Yes

Original Funding Source	Building Function
20% Federal Funds	Estimated Replacement Cost
3% other	Last Renovation
74% County Bonds	Building no
3% State	

Classroom/Lab/Admin/Aud	2017
	\$2,107,280
	6

**Building Overall Rating**

Satisfactory	180-200	Survey Rating	192.76
Remodeling-A	150-188		
Remodeling-B	110-148		
Remodeling-C	70-108		
Demolition	0-64		

	2018-20	2019-21	2020-22	2021-23	2022-24	2023-24	Total
Primary Structure							37.34
Secondary Structure							7.89
Service Systems							26.75
Safety Standards							9
Functional Standards							12
Energy Efficiency							100
Total							192.78

**Source**

	2018-20	2019-21	2020-22	2021-22	2022-23	2023-24	Total	Cost
Primary Structure				200,000			200,000	Maintenance
liner replacement on the main area of the roof								
Secondary Structure			15,000				15,000	Maintenance
interior wall painting- classrooms/hallway			25,400				25,400	Program service needs
renovation to workroom								Maintenance
Install additional bathrooms					80,000		80,000	
Service Systems								
Replace Boiler ( GS,A&S, Patton)	225,000						225,000	Maintenance
Replace Chiller ( GS,Patton)	175,000						175,000	Maintenance
Replace Air Handling unit					90,000		90,000	Maintenance
Install VFD on fan motors	5,000						5,000	Maintenance
Install exhaust fans in bathrooms	7,500						7,500	Maintenance
Safety								
Sidewalk repairs			7,500				7,500	Safety
ADA doors - 2 bathrooms and Student Success area								
Install Sprinkler System					150,000		150,000	Safety
NFPA Fire Alarm System						76,000	76,000	Safety
Door Access 1 exterior door camera facing courtyard	5000						5,000	Safety
Rewire and replace breakers in the Building		2,500					2,500	Safety
Functional Standards				100,000			100,000	Safety
Replace furniture in offices		218,500					218,500	functional
Energy Efficiency								

\$	425,000	\$	268,900	\$	300,000	\$	388,000	\$	-	\$	1,389,900
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**Blue Ridge Community College  
Facilities Schedule**

**General Information**

Name of Building \_\_\_\_\_  
 Audit Date 7/13/2018  
 Year Occupied 1984  
 Original Construction Cost \$38,200  
 Gross Square Feet 3,200  
 Assignable Square Feet 2,975  
 Assignable Space Ratio 93%  
 Accessible Square Feet 2,975  
 Air Conditioning yes

**Grounds Keeping Building**

Original Funding Source  
 100 % County Appropriation

Building Function  
 Building No. \_\_\_\_\_  
 Estimated Replacement Cost  
 Last Renovation \_\_\_\_\_

Groundskeeping operation	14
\$	320,000
	2017

**Building Overall Rating**

<b>Satisfactory</b>	190-200	<b>Survey Rating</b>	158.44
<b>Remodeling-A</b>	150-188		
<b>Remodeling-B</b>	110-148		
<b>Remodeling-C</b>	70-108		
<b>Demolition</b>	0-64		

<b>Primary Structure</b>	<b>Possible</b>	<b>Actual</b>	<b>Actual</b>
<b>Secondary Structure</b>	38	37.44	
<b>Service Systems</b>	9	8.8	
<b>Safety Standards</b>	32	31.45	
<b>Functional Standards</b>	9	6.75	
<b>Energy Efficiency</b>	12	12	
<b>Total</b>	100	62.00	
	200	158.44	

**Source**

	2019-20	2020-21	2021-22	2022-23	2023-24	Total
<b>assessment</b>						
<b>Primary Structure</b>						
recoat roof				7,500		7,500 Maintenance
<b>Secondary Structure</b>						
Install door access/front door				5000		5,000 Maintenance
<b>Service Systems</b>						
upgrade heaters and fans in greenhouses		15,000				15,000 Maintenance
Replace heaters (1) in shop and install circular fans	7500					7,500 Maintenance
Replace second heater in shop						7,500 Maintenance
<b>Safety Standards</b>						
power circuit for UPS						
Addition of Fire alarm system			16,500			5,000 Safety
Replace hardware on doors closers.						16,500 Safety
<b>Energy Efficiency</b>						
				5,000		5,000 Safety
<b>\$</b>	<b>12,500</b>	<b>\$ 22,500</b>	<b>\$ 16,500</b>	<b>\$ 17,500</b>	<b>\$</b>	<b>\$ 68,000</b>

Blue Ridge Community College  
Facilities Schedule

General Information

Name of Building: Health Sciences Center  
 Audit Date: 8/9/2018  
 Year Occupied: 2016  
 Original Construction Cost: \$31,288,821  
 Gross Square Feet: 98,780  
 Assignable Square Feet: 98,780  
 Accessible Square Ratio:   
 Accessible Square Feet:   
 Air Conditioning: yes

Original Funding Source  
 Federal Funds  
 100% County Bonds  
 State  
 other

Building Function  
 Building No.  
 Estimated Replacement Cost  
 Last Renovation

Classroom/Admtn.  
 35  
 \$30,573,068  
 2016

Building Overall Rating

Survey	Rating
Satisfactory	197.13
Remodeling-A	190-200
Remodeling-B	150-188
Remodeling-C	110-148
Demolition	70-108
	0-64

Source

	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Primary Structure						
Secondary Structure						
Service Systems						
Safety Standards						
Functional Standards						
Energy Efficiency						
Total						197.13

	2019-20	2020-21	2021-22	2022-23	2023-24	Total
price change						
price change						
assessment						
assessment						
price change						
police						
police						
police						
police						
assessment						
assessment						
assessment						
assessment						

Blue Ridge Community College  
Facilities Schedule

General Information

Name of Building	Horticulture Storage	Building Function	Horticulture Operation
Audit Date	7/13/2018	Building No.	36
Year Occupied	2017	Estimated Replacement Cost	\$ 82,000
Original Construction Cost	\$82,000	Last Renovation	2018
Gross Square Feet	1,500		
Assignable Square Feet	0		
Accessible Square Feet	no		
Air Conditioning	no		

Building Overall Rating

Satisfactory	190-200	Survey Rating	200
Remodeling-A	150-188	Primary Structure	Possible 36
Remodeling-B	110-148	Secondary Structure	Actual 9
Remodeling-C	70-108	Service Systems	Actual 32
Demolition	0-64	Safety Standards	Actual 9
		Functional Standards	Actual 12
		Energy Efficiency	Actual 100
		Total	Possible 200

Source

2019-20	2020-21	2021-22	2022-23	2023-24	Total
75,000					75,000

Primary Structure  
Add on to existing Building with  
concrete slab/roof/enclosed 20'  
this is for the head house

Secondary Structure

assessment

Service System  
Exhaust Fan/with additional fans/with timer

75,000 Program service

7,500 Maintenance

Safety Standards

Install door access  
Install safety lighting to the outside of building  
Install cameras (2)

7,500  
7,500  
10,000

10,000 Safety  
7,500 Safety  
7,500 Safety

assessment

Energy Efficient  
Replace gaskets around all doors

5,000

5,000 Maintenance

Functional Change

\$	82,500	\$	15,000	\$	10,000	\$	5,000	\$	112,500
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Blue Ridge Community College  
Facilities Schedule

General Information		Industrial Skills Center		Original Funding Source		Building Function	
Name of Building	1789/2018	40% - State	60% - County	Building No.	13	Classrooms/shops/labs	
Audit Date	1982			Estimated Replacement Cost	\$3,354,660	2018	
Year Occupied	3965,987			Last Renovation			
Original Construction Cost	18,637						
Gross Square Feet	12,369						
Assignable Square Feet	88%						
Assignable Space Ratio	12,583						
Accessible Square Feet	YES						
Air Conditioning							

Building Overall Rating		Survey Rating			
Secondary	190-300	Primary Structure	38	Actual	37.37
Remodeling-A	150-188	Secondary Structure	9	Actual	8.37
Remodeling-B	10-48	Service Systems	32	Actual	27.88
Remodeling-C	70-116	Safety Standards	9	Actual	8.80
Demolition	0-44	Functional Standards	12	Actual	12.00
		Energy Efficiency	200	Actual	66.00
		(1-5)		Total	160.52
				2023-24	Cost

Source	2019-20	2020-21	2021-22	2022-23	2023-24	Cost
price change	14,500	134,400				134,400 Maintenance
price change		60,000		40,000		14,500 Maintenance
State	15,000	60,800	6,000			40,000 Maintenance
	110,000	10,000				15,000 Maintenance
assessment	25,000					6,000 Maintenance
assessment			100,000			10,000 Maintenance
assessment						110,000 Maintenance
assessment						13,000 Maintenance
assessment						25,000 Maintenance
assessment						100,000 Maintenance
assessment						130,000 Maintenance
price change						6,000 Safety
price change						10,000 Safety
State		7,800				5,000 Safety
assessment						7,800 Safety
assessment						177,000 Safety
assessment						110,000 Safety
assessment						110,000 Safety
assessment						7,500 Safety
assessment						35,000 Safety
assessment						10,000 Functional
assessment						12,500 Energy Efficiency
assessment						17,500 Energy Efficiency
assessment						25,000 Energy Efficiency
assessment						20,000 Energy Efficiency
	\$ 287,000	\$ 231,800	\$ 262,000	\$ 260,000	\$	1,160,800

Blue Ridge Community College  
Facilities Schedule

General Information

Name of Building: Killian Building  
 Audit Date: 7/28/2018  
 Year Occupied: 1989  
 Original Construction Cost: \$2,360,000  
 Gross Square Feet: 31,600  
 Assignable Square Feet: 23,685  
 Assignable Space Ratio: 75%  
 Accessible Square Feet: 23,685  
 Air Conditioning: VBS

Original Funding Source  
 77% state, 23% county

Building Function  
 Building No.  
 Estimated Replacement Cost  
 Last Renovation

Classrooms	18
\$	5,670,000.00
	2018

Building Overall Rating

Survey Rating	Count
190-200	1
150-188	1
110-148	1
70-108	1
0-64	1
<b>Total</b>	<b>5</b>

Source

	2019-20	2020-21	2021-22	2022-23	2023-24	Total	Cost
<b>Primary Structure</b>							
Window replacement in Library	36,000						36,000 Maintenance
Replace liner			56,180	500,000			600,000 Maintenance
Window replacement in Student Center			26,000				56,180 Maintenance
Window replacement in Lobby							26,000 Maintenance
<b>Secondary Structure</b>							
Replaces Carpet in room 122	6,500						6,500 Maintenance
Replaces Mechanical doors	7,500						7,500 Maintenance
<b>Service Systems</b>							
Replace Chiller		125,000	10,000				125,000 Maintenance
Install Urinex Bathroom							10,000 Maintenance
<b>Safety Standards</b>							
Loading dock safety fence & lighting		5,000					5,000 Safety
ADA doors -1-bootstrap,2-caterina,1 lounge	10,000						10,000 Safety
Door Access - exterior doors electrified double doors		5,000					5,000 Safety
door access to patio		5,000					5,000 Safety
computer lab library/dining- camera (2)		5,000					5,000 Safety
Install Sprinkler System		250,000					250,000 Safety
Install NFPA72 Fire Alarm			162,000				162,000 Safety
<b>Functional Standards</b>							
Replace furniture in the library	250,000						250,000 Maintenance
Convert magazine storage room to instructional area							0
flooring, lighting, cabling, painting,( furniture-8000)	25,000			160,000			25,000 Program/Service Needs
Student Center outdoor Space							160,000 Program/Service Needs
Bookstore Renovation							100,000 Program/Service Needs
Install -carpet in workroom/renovate cabinets	10,000	25,000					25,000 Maintenance
upgrade power, move Frig, Freezer to Kitchen							10,000 Maintenance
Replace Furniture in Offices			60,000				60,000 Maintenance
<b>Energy Efficiency</b>							
Print shop LED lights/bookstore LED lights	8,000	17,000					8,000 Energy Efficiency
LED Lights Lobby, 122, Presidents dining area	7,500						17,000 Energy Efficiency
LED lights in Hallway							7,500 Energy Efficiency
<b>Total</b>	<b>364,500</b>	<b>437,000</b>	<b>438,180</b>	<b>660,000</b>			<b>1,917,680</b>





**Blue Ridge Community College  
Facilities Schedule**

**Henderson County Campus Landscaping Plan  
128 acres on College Road between Airport  
and South Allen Road**

General Information

Remodeling Plans

	2019-20	2020-21	2021-22	2022-23	2023-24	Total Cost
<b>Killian:</b>						
First Phase for Patio and railing on Lakeside of Killian						
Foundation planting, brick planters front, side, & back	5,000					5,000
<b>General Studies</b>						
Courtyard Amenity area				336,000		336,000
<b>Master Plan Landscaping</b>						
Amphitheater amenity area				188,102		188,102
<b>Master Plan Landscaping Quad between ISC &amp; Spearman</b>						
Diagonal sidewalks		75,000				75,000
Additional sidewalks for future site			75,000			75,000
<b>Master Plan walking paths</b>				150,000		150,000
<b>Patton Main Parking Lot:</b>						
Privacy fence along property line/duck pond Road	10,000					10,000
	\$ 15,000	\$ 75,000	\$ 75,000	\$ 675,102	\$ -	\$ 840,102

Blue Ridge Community College  
Facilities Schedule

General Information

Henderson County Campus Outdoor Lighting

Source	2019-20	2020-21	2021-22	2022-23	2023-24	Total Cost
LED Poles light poles behind ISC 6-25', 2-12', change existing from 2 to 4		\$ 50,000				\$ 50,000 Safety
2-12' light poles, steps and LED heads Killian to TEDC	20,000					20,000 Safety
7-12' poles, LED lights, (12) Light heads-across from TEDC On Rhododendron side		35,000				35,000 Safety
Rewire light poles on campus wide	25,000					25,000 Safety
12-12 poles , LED Lights (12) Light heads Behind A&S & GSS-lakeside		51,000				51,000 Safety
10-12' light poles on new sidewalks leading around Spearman		40,000				40,000 Safety
sidewalk leading from high school to spearman 7- 12' lights		45,000				45,000 Safety
IT infrastructure attach wireless network between cameras and guard shack	30,000					30,000 Safety
5- Patton Parking lot perimeter and 1-12' light at other entrance		7,500	60,000			60,000 Safety 7,500 Safety
7-12' lights between Patton & Parking lot	35,000					35,000 Safety
LED Fixtures for existing Fapade lights-20 replace 2-AS with poles on curve		15,000	10000			15,000 Energy Efficiency 10,000 Safety
Parking lot between Spearman/Bullington greenhouse 3-20', 3-12' up drive to greenhouse additional pole light by automotive			6000	35,000		35,000 Safety 6,000 Safety
Lighting for new high school parking 10-20' pole lights, 3-12' lights			80,000			80,000 Safety
3 Main Signs - LED lights/ballast	13,000					13,000 Energy Efficiency
2-25' pole lights edge of strik parking lot			17000			17,000 Energy Efficiency
Install lighting through woods from ISC to Bullington green house				40,000		40,000 Safety
Flag Pole Lights (LED Fixtures) Install 4 -in cad bollard LED lights along the the curb at Bo Thomas Auditorium	17,500					17,500 Energy Efficiency
	10,000					10,000 Safety
	\$ 158,000	\$ 236,000	\$ 173,000	\$ 76,000	\$ -	\$ 642,000

Blue Ridge Community College  
Facilities Schedule

**General Information**

Name of Building	Pottery/Motorcycle Building
Audit Date	7/6/2018
Year Occupied	1996
Original Construction Cost	\$51,000
Gross Square Feet	3,200
Assignable Square Feet	2,875
Space Ratio	93%
Accessible Square Feet	2,375
Air Conditioning	no

Original Funding Source  
100% County Appropriation

Building Function  
Building No.  
Estimated Replacement Cost  
Last Renovation

Classrooms	15
\$	342,000
	2011

**Building Overall Rating**

Satisfactory	10-200	Survey Rating	161.91
Remodeling-A	150-188		
Remodeling-B	110-148		
Remodeling-C	70-108		
Demolition	0-64		

Primary Structure	Possible	Actual
Secondary Structure	38	38
Service Systems	9	8.81
Safety Standards	32	28.65
Functional Standards	8	7.05
Energy Efficiency	12	10.4
Total	100	71
	200	161.91

2019-20

2020-21

2021-22

2022-23

2023-24

Total  
Total Cost

Primary Structure

Secondary Structure  
Carpet installed for classroom

Service Systems  
Install Generator for command Post

Safety Standards  
Installation of fire/alarm system  
Install camera at the alley  
Power circuit for UPS

Energy Efficiency  
HVAC For Command Post

Functional Standards

5,000 Safety

21,000 Safety

15,000 Safety  
5,000 Safety  
5,000 Safety  
0 Safety

8,000

\$	-	\$	37,000	\$	5,000	\$	15,000	\$	-	\$	57,000
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**Blue Ridge Community College  
Facilities Schedule**

**General Information**

**Parking Lot Paving/Resurfacing/Sealing and Exterior Signage**

Name of Building	Square Feet	Acres	Spaces	Handicap	Main lot	Industrial Skills	Square Feet	Acres	Spaces	Handicap
Killian	73,631	1.69	138	8			254,950	5.85	595	12
Sink	110,200	2.53	257	10	Industrial Skills		53,155	1.22	75	2
Spearman	113,460	2.60	132	4	Maintenance		42,040	0.97	19	-
Patton	31,626	0.73	18	19	Job Link		5,540	0.13	5	5
Bullington	12,978	0.30	0	0						

Note: 43560 SF/Acre

**Source**

Total	2019-20	2020-21	2021-22	2022-23	2023-24	Cost
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Sealing of Horticulture Drive	7,500					7,500	Maintenance
Replace worn out water spigots campus wide							
Resealing of Grounds/ Maintenance pavement			22,000			22,000	Maintenance
Additional sidewalks around Spearman/Sink	30,000	11,000				41,000	Maintenance
add 2 speed bumps on east campus between TEDC/crosswalk		7,000				7,000	safety
Pavement overlay on East campus Drive to Duck pond Drive	75,000					75,000	Maintenance
Sealing of Main Parking Lot - Between Campus Road & Airport Road			25,000			25,000	Maintenance
Pavement overlay S.Allen to TEDC Intersection	88,000					88,000	Maintenance
Seal Pavement/stripping Allen to TEDC intersection							
Sealing/fill in cracks around Spearman		22,000				22,000	Maintenance
Sealing of NC Works Parking, circle, handicap spots		5,000			20,000	25,000	Maintenance
Additional Parking to extend Killian/TEDC lot-150 spaces		175,000			500,000	675,000	Maintenance
Additional Parking Lot for Parkhill Building							
<b>Exterior Signage:</b>							
LED Sign on Allen Road			80,000			80,000	Maintenance
camera in Patton parking lot	6000					6,000	
Upgrade signage across campus	57500		185,000			242,500	Maintenance
Camerae-3 main,	40,000					40,000	safety
<b>Total</b>	<b>\$ 258,000</b>	<b>\$ 323,500</b>	<b>\$ 312,000</b>	<b>\$ 520,000</b>	<b>\$ -</b>	<b>\$ 1,413,500</b>	

**Blue Ridge Community College  
Facilities Schedule**

**General Information**

Name of Building: Parkhill Building  
 Audit Date: 7/27/2028  
 Year Occupied: 2017  
 Original Construction Cost: \$12,787,225  
 Gross Square Feet: 55,000  
 Assignable Square Feet:  
 Accessible Square Feet:  
 Air Conditioning: yes

Original Funding Source:  
 100% County Bonds  
 Building Function:  
 Building No. 37  
 Estimated Replacement Cost:  
 Last Renovation: 2017

Classroom/Admin.  
37  
\$13,000,000  
2017

**Building Overall Rating**

Survey Rating: 199.82  
 Satisfactory: 190-200  
 Remodeling-A: 150-188  
 Remodeling-B: 110-148  
 Remodeling-C: 70-108  
 Demolition: 0-64

	Possible		Actual
	2022-23	2023-24	
Primary Structure	38		38
Secondary Structure	9		8.82
Service Systems	32		32
Safety Standards	9		9
Functional Standards	12		12
Energy Efficiency	100		100
<b>Total</b>	<b>200</b>		<b>199.82</b>

	2019-20	2020-21	2021-22	2022-23	2023-24	Total	Cost
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price change  
 assessment  
 assessment

Secondary Structure  
 Shades for east lobby  
 Painting Hallways 1st & 2nd floor  
 Painting classrooms & offices 1st floor  
 Painting classrooms & offices 2nd floor

17,500  
 25,000  
 37,000  
 42,000

17,500 Maintenance  
 25,000 Maintenance  
 37,000 Maintenance  
 42,000 Maintenance

date energy

Service Systems  
 Water cooler in gym  
 recessed ground water faucet  
 upgrade software on HVAC controls  
 Install VFD Replacement

5,000  
 10,000  
 7,500  
 10,000

7,500 Maintenance  
 5,000 Maintenance  
 10,000 Maintenance  
 10,000 Maintenance

police  
 police  
 assessment  
 police  
 Public Schools

Safety Standards  
 Upgrade 2 cameras on the front of building  
 Install 2 cameras to look at future parking lot  
 Install bollards/wall packs along sidewalks  
 Install 2 door access  
 Replace a window pane in lobby with a door and cashier window

7,500  
 8,500  
 50,000  
 8,000  
 10,000

7,500 Safety  
 8,500 Safety  
 50,000 Safety  
 8,000 Safety  
 10,000 Safety

Functional Standards  
 Install electrical plug in lobby for existing chairs

7,500

7,500 Functional

Energy Efficiency  
 sensors/switches

5,000

5,000 Energy Efficient

\$ 40,000 \$ 91,500 \$ 104,000 \$ 15,000 \$ 250,500



Blue Ridge Community College  
Facilities Schedule

General Information

Name of Building	Sink Building	Original Funding
Audit Date	8/3/2018	99% state, 5% county
Year Occupied	1987	
Original Construction Cost	\$5,835,068	
Gross Square Feet	63,100	
Assignable Square Feet	61,432	
Assignable Space Ratio	97%	
Accessible Square Feet	61,432	
Air Conditioning	Yes	

Classrooms	20
Estimated Replacement Cost Last Renovation	\$ 11,358,000
	2016

Buildings Overall Rating

Satisfactory	180-200	Survey Rating	178.28
Remodeling-A	150-180		
Remodeling-B	110-148		
Remodeling-C	70-108		
Demolition	0-64		

Category	Possible	Actual
Primary Structure	38	36.00
Secondary Structure	9	8.77
Service Systems	32	26.51
Safety Standards	9	9.00
Functional Standards	12	11.00
Energy Efficiency	100	83.00
<b>Total</b>	<b>200</b>	<b>178.28</b>

Source

Category	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Primary Structure		21,000				21,000
Secondary Structure	17,500					17,500
Service Systems	10,000	12,000		10,000		32,000
Safety Standards	225,000					225,000
Functional Standards	18,000			175,000		193,000
Energy Efficiency	30,000					30,000
<b>Total</b>	<b>341,500</b>	<b>344,000</b>	<b>428,500</b>	<b>212,500</b>	<b>-</b>	<b>1,327,500</b>

assessment  
assessment

Replace carpet in Bo Thomas Auditorium  
Replace carpet/WCT in WCCA

assessment  
State  
assessment

Service System  
Install unisex bathroom  
Server for Cameras connected with Parkhill Building  
Boiler renovation  
Replaced Chiller  
Replaced Boiler  
VFD Replacement (4)  
Repair to air handlers (recouls pen drains)

21,000  
17,500  
10,000  
225,000  
18,000  
30,000

Maintenance  
Maintenance

price change  
price change

Safety Standards  
Install aluminum safety fence on HVAC  
ADA doors on Bathroom 1st floor  
Cameras exterior-5, 2 interior

8,500  
6,000  
7,500  
28,000

Safety  
Safety  
Safety  
Maintenance

assessment  
assessment  
assessment  
assessment  
assessment

Functional Standard  
Replace curtain  
Replace seating in Bo Thomas  
Replace LED lighting-auditorium  
Renovation for Cosmetology-2nd floor  
In Salon area install stairs  
Replace Furniture in Offices

75,000  
66,000  
76,000  
30,000  
6,000

120,000  
65,000  
75,000  
30,000  
6,000  
282,500

Functional  
safety  
Functional  
Functional  
Functional  
Functional

Energy Efficiency  
Occupancy Sensors installed in classrooms  
LED Lighting Cosmetology area 1st floor  
LED lighting in room 117  
LED lighting in Bo Thomas bathrooms/Gallery  
Replace solar lmt 1st floor/windows

15,000  
12,500  
25,000  
12,000  
26,000  
15,000

15,000  
12,500  
25,000  
12,000  
26,000  
15,000  
15,000  
Energy Efficient  
Energy Efficient  
Energy Efficient  
Energy Efficient  
Energy Efficient  
Energy Efficient

Blue Ridge Community College  
Facilities Schedule

General Information

Name of Building	Spurman Building
Audit Date	1893
Year Occupied	\$5,000,000
Original Construction Cost	88,070
Gross Square Feet	51,492
Assequare Square Feet	32%
Assequare Space Ratio	51,492
Assequare Space Feet	
AF Conditions	

Original Funding Source  
99% county  
2% state

Building Function  
Building No.  
Estimated Replacement Cost  
Last Renovation

Classrooms	18
	\$1,852,800
	2016

Building Overall Rating

Satisfactory	180-200
Renovating-A	150-189
Renovating-B	110-149
Renovating-C	70-109
Demolition	0-69

Survey Rating

Primary Structure	183.42
Secondary Structure	
Service Systems	
Safety Standards	
Functional Standards	
Energy Efficiency	
Total	183.42

SOURCE

2015-20	2020-21	2024-22	2022-23	2023-24	Total
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Source	2015-20	2020-21	2024-22	2022-23	2023-24	Total
<b>Primary Structure</b>		25,000				25,000
Floor coating in classrooms		24,000				24,000
Power wash- Painting of exterior hand & overhanging			5,000			5,000
Floor coating in automotive area		35,000				35,000
Floor coating in alternative fuels		17,000				17,000
Floor coating in auto body shop		10,000				10,000
Floor coating 123 future Mechatronics		18,000				18,000
<b>Secondary Structure</b>		8,500	30,000			38,500
12 metal doors are oxidized		10,000				10,000
Install Door hardware						
Cleansegaragemotors need upgrade						
Cup off utilities to Paint Booth						
<b>Service Systems</b>	10,000					10,000
Upgrade Power for the Building (Transformers-switchgear)						
Replace boiler #1						
Replace boiler #2						
RVAC for bleaching - lab area	80,000					80,000
VFD Replacement	100,000					100,000
Install generator for SAUTEC	21,000					21,000
<b>Safety Standards</b>						
Install metal gates across secondary area						
Install door access to (2) new addition						
Install cameras on back Gates						
ADA Bolts installed in courtyard #1 pad						
Replace concrete pad in courtyard #1 pad						
Auto door access: identified double doors						
cameras interior- (7)						
cameras on exterior of addition (2)						
<b>Functional Standards</b>						
Install white boards						
Renovation to Art space for Trades( miscenry)						
Renovation of old Paint booth for walking						
Install additional storage in Automotive						
Renovate drilling room to General classroom						
Replace Furniture in Offices						
Replace furniture in lab/shop areas						
<b>Energy Efficiency</b>						
Occupancy Sensors installed in restrooms/mechanic rooms and						
Replace 79 lights with T5 lights in ( 5-shops)	78,900					78,900
	\$ 487,500	\$ 817,500	\$ 252,000	\$ 185,000	\$	\$ 1,472,000



Blue Ridge Community College  
Facilities Schedule

General Information

Name of Building	Technology, Education & Development Center
Audit Date	9/21/2013
Year Occupied	2008
Original Construction Cost	\$13,587,007
Gross Square Feet	78,000
Assignable Square Feet	49,635
Assignable Space Ratio	63%
Accessible Square Feet	49,635
Air Conditioning	yes

Classrooms	23
\$	14,220,000
	2016

Building Overall Rating

Satisfactory	190-200
Remedial/A	160-188
Remedial/B	110-148
Remedial/C	70-108
Demolition	0-64

Survey Rating

195.52

Source

10,000 Maintenance

7,600 Maintenance

15,000 Maintenance

27,500 Maintenance

20,000 Maintenance

150,000 Maintenance

36,888 Actual

6,700 Actual

31,640 Actual

9,000 Actual

12,000 Actual

97,200 Actual

200 Actual

186,520 Total

2021-22

2022-23

2023-24

Total

Cost

10,000

7,600

15,000

27,500

20,000

5,000

225,000

180,000

10,000

18,000

5,000

125,000

14,000

30,000

17,500

175,000

28,000

5,000

450,000

461,000

680,000

1,813,500

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Blue Ridge Community College  
Facilities Schedule

General Information

Vehicles and Equipment

Source

	2019-20	2020-21	2021-22	2022-23	2023-24	Total Cost
<b>Facilities &amp; Maintenance Vehicles:</b>						
1998 pick up replacement			25,000			25,000
1997 Pick-up replacement			25,000			25,000
2010 Pickup Truck Replacement				25,000		25,000
2004 explorer replacement with pickup 4x4/plow	35,000					35,000
Police Tahoe/w radar		50,000				50,000
Police Tahoe/w radar	35,000	50,000	53,000			53,000
	\$ 35,000	\$ 50,000	\$ 103,000	\$ 25,000	\$ -	\$ 213,000
<b>Equipment:</b>						
Over seeder		7500				7,500
Aerator		4500				4,500
movable generator			30,000			30,000
Genie lift - lights/filters/ used for all campus				30,000		30,000
Replacement outdated Tasers				15,000		15,000
Purchase dump bed				9,000		9,000
Purchase debris vacuum for mower			5,000			5,000
Speed Signs calculators		7500				7,500
Might Mike -mount on tractor/ditches	7000					7,000
Body Camra, vest update-ballistic			13,000			13,000
Tasers W equipment/RAD equipment						13,000
Purchase Radios for safety		7000				7,000
Mule For Police Department		5,000				5,000
Riding Mower-735 replace 725		15,000				15,000
Riding Mower - 735 replace 725		22,000				22,000
Golf Cart Replacement ( 2)			25,000			25,000
Replace 870 John Deere Utility Tractor loader			7,500			7,500
Replace 911 mower/with 735		22,000		16,000		16,000
Replace Gator John Deere				20,000		20,000
	\$ 7,000	\$ 90,500	\$ 80,500	\$ 80,000	\$ -	\$ 268,000

# **Appendix 2**

## Operating Budget Detail

## Blue Ridge Community College Operating Budget Request

Cost Center	2019-20	2020-21	2021-22	2022-23	Total
Salaries & Fringe Benefits	\$ 2,156,471	\$ 2,476,522	\$ 2,677,617	\$ 2,983,897	\$ 10,294,507
Contracted Services, Repairs & Supplies	\$ 976,951	\$ 996,908	\$ 1,024,993	\$ 1,094,430	\$ 4,093,282
Utilities	\$ 1,024,259	\$ 1,126,005	\$ 1,239,009	\$ 1,364,577	\$ 4,753,850
Insurance	\$ 85,000	\$ 87,550	\$ 90,177	\$ 92,882	\$ 355,609
<b>Total Budget</b>	<b>\$ 4,242,681</b>	<b>\$ 4,686,985</b>	<b>\$ 5,031,796</b>	<b>\$ 5,535,786</b>	<b>\$ 19,497,248</b>

**Notes of Explanation**

Addition of two (2) full-time positions (Plant Operations personnel and Capital Projects personnel) and an additional Career Coach position requiring a 50% match of State funds.

5% yearly increase in salaries

5% yearly increase in the retirement rate based on the average % increase the previous three (3) years

3% yearly increase in medical insurance based on the average % increase the previous three (3) years

Increase in utilities: 12% yearly for electrical; 5% yearly for heat; and 3% yearly for water.

5% yearly increase in contracted services includes updating the facilities master plan and an increase in custodial services and supplies for additional square footage the College is requesting in its capital request.

25% increase in insurance in 2019-20 for additional square footage the College is requesting in its capital request with a 3% increase thereafter.

**Appendix 3**  
Vannoy Construction Co, Inc  
BRCC West Campus  
Programming Report



## West Campus Programming Report

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**Inspection Address:** Blue Ridge Community College (BRCC)  
West Campus  
180 W Campus Drive  
Flat Rock, NC 28731

**Prepared For:** Dr. Laura Leatherwood  
BRCC - President  
Patton Building, 1<sup>st</sup> Floor  
180 W Campus Drive  
Flat Rock, NC 28731

**Conducted By:** Vannoy Construction Co., Inc.  
551 Brevard Road, Suite 111  
Asheville, North Carolina 28806

**Prepared By:** Brian Walker, LEED AP  
TJ Hollars, LEED AP

**Report Date:** November 27, 2018

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.

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### **Section 1.0 Introduction**

### **Section 2.0 Summary of Analysis**

- 2.1 – General Studies Building
- 2.2 – Arts and Science Building
- 2.3 – Patton Building
- 2.4 – Continuing Education Building
- 2.5 – Hybrid Master Plan Cost Option

### **Section 3.0 Closing Comments**

**Appendix A** – Cost Estimate Breakdown for Hybrid Master Plan Option

**Appendix B** – Cost Estimate Breakdowns for Separate Building Options

**Appendix C** – Calculations for Requested Programming Increases

## Statement of Qualifications:

Based in Western North Carolina (WNC) and with over 66 years of commercial construction and preconstruction experience, Vannoy Construction Co., Inc. has become the largest WNC-based construction firm and one of the most successful and regarded construction firms in the Southeast. Vannoy offers clients a broad base of construction resources and services ranging from preconstruction, construction management and general contracting, to design-build and site development. We may be a sizable company now in comparison to our beginnings, however, we take success in stride and remain personally involved on each and every project. Our capacity, in combination with our experience, ensures we possess the proper tools, knowledge and determination to get the job done right. Our company was built by handshakes and integrity; and to this day continues to thrive on that foundation concentrating on honesty, trust, and quality.





## **Section 1.0 Introduction**

As per the request of Blue Ridge Community College (BRCC) and in accordance with the description of Phase 1 of our proposal dated September 19, 2018, Vannoy has analyzed information provided by BRCC and made surface visual inspections as it relates to the future of the West Campus facilities, as well as the current programs that reside there. The information provided by BRCC included the following:

1. As-Built Drawings for the General Studies Building, the Arts and Science Building, the Patton Building and the Continuing Education Building.
2. A document providing the additional programming requirements needed for the Departments that currently reside in the above mentioned buildings.
3. A list of maintenance items and associated pricing that are known by BRCC to be required to bring the Core and Shell of these buildings to satisfactory condition.

This information has been organized and used by Vannoy to provide a couple different options and associated costs for each building to provide a satisfactory physical plant for the requested programming. Please note that the following was not performed as part of this study, as was excluded in our Phase 1 scope of work:

1. In depth assessment of the health of the existing buildings.
2. Verification of the scope and cost provided by BRCC for the know maintenance items.
3. Verification of the need for the requested additional programming space.

This report is to be used as a tool to assist in the big picture planning of the West Campus. Once the planning has been narrowed, it recommended to proceed into Phase 2 of our proposal for a more in depth investigation. This will help to further understand some of the currently unknown constraints and/or challenges that could impact the direction of the final planning.

## **Section 2.0 Summary of Analysis**

### **2.1 Summary of General Studies Building**

The General Studies Building is single story and 12,350 sf. It currently requires a new roof, a new AHU, a new fire alarm system and a fire suppression system. Departments requested an additional 16,544 sf to meet their programming needs.

1. Core/Shell Upgrades and Renovate Existing, plus 16,544 sf of New Construction = \$5,817,000 Construction / \$7,271,000 Total Project
2. New Construction of 27,518 sf = \$6,329,000 Construction / \$7,912,000 Total Project

Please note that pricing excludes hazardous material removal, full building demolition and is priced using today's dollars. Please allow for 6% escalation per year.

### **2.2 Summary of Arts and Science Building**

The Arts and Science Building is single story and 17,600 sf. It currently requires a new roof, a new AHU, a new boiler, a new fire alarm system and a fire suppression system. Departments requested an additional 20,714 sf to meet their programming needs.

1. Core/Shell Upgrades and Renovate Existing, plus 20,714 sf of New Construction = \$8,309,000 Construction / \$10,386,000 Total Project
2. New Construction of 36,490 sf = \$8,758,000 Construction / \$10,947,000 Total Project

Please note that pricing excludes hazardous material removal, full building demolition and is priced using today's dollars. Please allow for 6% escalation per year.

### **2.3 Summary of Patton Building**

The Patton Building is two-story and 31,769 sf. It includes a theater auditorium. It currently requires a new roof, new ACT, a new ADA elevator addition, a new AHU, a new boiler, a new chiller, new piping insulation, a new fire alarm system and a fire suppression system. Departments requested an additional 34,063 sf to meet their programming needs.

1. Core/Shell Upgrades and Renovate Existing, plus 34,063 sf of New Construction = \$14,453,000 Construction / \$18,066,000 Total Project
2. New Construction of 62,697 sf = \$14,420,000 Construction / \$18,025,000 Total Project

Please note that pricing excludes hazardous material removal, full building demolition and is priced using today's dollars. Please allow for 6% escalation per year.

### **2.4 Summary of Continuing Education Building**

The Continuing Education Building is two-story and 16,545 sf. It currently requires a new chiller, a new fire alarm system and a fire suppression system. All current programs residing in this building are being vacated. Therefore, only one cost option was performed for renovation.

1. Core/Shell Upgrades and Renovate Existing, plus 34,063 sf of New Construction = \$4,465,000 Construction / \$5,580,000 Total Project

Please note that pricing excludes hazardous material removal, full building demolition and is priced using today's dollars. Please allow for 6% escalation per year.

### **2.5 Hybrid Master Plan Cost Option**

After review of the above Building Cost Options, it was requested by BRCC to provide a Cost Estimate for the maintenance/Core and Shell upgrades and renovation for General Studies, Arts and Science and Patton Buildings, as well as 20,000 sf of new construction. The cost for this option is \$23,028,000 Total Project. This includes an allowance for hazardous material remediation, as well as (2) years of escalation.



**Appendix A**

**Cost Estimate Breakdown for Hybrid Master Plan Option**

**Blue Ridge Community College  
Hybrid Master Plan Option**

Item	Qty	Unit	\$/Unit	Total	Notes
<b>Required Shell Deferred Maintenance/Upgrades</b>					
AS-GS-Patton Boiler Replacement	1	ls	\$ 225,000	\$ 225,000	Provided by BRCC
Patton Chiller Replacement	1	ls	\$ 200,000	\$ 200,000	Provided by BRCC
AS AHU Replacement	1	ls	\$ 135,000	\$ 135,000	Provided by BRCC
GS AHU Replacement	1	ls	\$ 90,000	\$ 90,000	Provided by BRCC
Patton AHU Replacement	1	ls	\$ 242,000	\$ 242,000	Provided by BRCC
AS Roof Replacement	1	ls	\$ 340,000	\$ 340,000	Provided by BRCC
GS Roof Replacement	1	ls	\$ 175,000	\$ 175,000	Provided by BRCC
Patton Roof Replacement	1	ls	\$ 290,000	\$ 290,000	Provided by BRCC
AS Fire Alarm	1	ls	\$ 97,200	\$ 97,200	Provided by BRCC
GS Fire Alarm	1	ls	\$ 67,700	\$ 67,700	Provided by BRCC
Patton Fire Alarm	1	ls	\$ 204,000	\$ 204,000	Provided by BRCC
AS Fire Sprinkler	1	ls	\$ 164,300	\$ 164,300	Provided by BRCC
GS Fire Sprinkler	1	ls	\$ 134,800	\$ 134,800	Provided by BRCC
Patton Fire Sprinkler	1	ls	\$ 253,700	\$ 253,700	Provided by BRCC
Patton Reinsulate Piping Insulation	1	ls	\$ 40,000	\$ 40,000	Provided by BRCC
New Elevator	1	ls	\$ 1,000,000	\$ 1,000,000	Provided by BRCC
Abatement	63,700	sf	\$ 2	\$ 127,400	
Major Renovation for AS-GS-Patton Bldgs	63,700	sf	\$ 125	\$ 7,962,500	
New Building (including sitework)	20,000	sf	\$ 235	\$ 4,700,000	
<b>Total Construction Costs</b>				<b>\$ 16,448,600</b>	
<b>Soft Cost, FFE, etc. Factor</b>	<b>25%</b>			<b>\$ 4,112,150</b>	
<b>Escalation</b>	<b>12%</b>			<b>\$ 2,467,290</b>	
<b>Total Project Costs</b>				<b>\$ 23,028,040</b>	

**Appendix B**

**Cost Estimate Breakdowns for Separate Building Options**

**General Studies Renovation/Addition Costs**

Item	Qty	Unit	\$/Unit	Total	Notes
Boiler Replacement - see Arts & Science	0	ls	\$ -	\$ -	
Roof Replacement	1	ls	\$ 175,000	\$ 175,000	
AHU Replacement	1	ls	\$ 90,000	\$ 90,000	
New Fire Alarm	1	ls	\$ 67,700	\$ 67,700	
New Fire Sprinkler	1	ls	\$ 134,800	\$ 134,800	
Rewire of Building			\$ -	\$ -	Included in Renovation
Major Renovation	12,350	sf	\$ 125	\$ 1,543,750	Excludes modifications to shell
Sitework for Addition	16,544	sf	\$ 15	\$ 248,157	
Addition	16,544	sf	\$ 215	\$ 3,556,917	Is it even feasible?
<b>Total Construction</b>				<b>\$ 5,816,324</b>	
Soft Cost, FFE, etc. Factor			25%	\$ 1,454,081	
<b>Total Project</b>				<b>\$ 7,270,405</b>	

**General Studies New Construction Costs**

Item	Qty	Unit	\$/Unit	Total	Notes
Sitework for New Construction	27,518	sf	\$ 15	\$ 412,769	
New Construction	27,518	sf	\$ 215	\$ 5,916,350	5% reduction in area for programming efficiency
<b>Total Construction</b>				<b>\$ 6,329,118</b>	
Soft Cost, FFE, etc. Factor			25%	\$ 1,582,280	
<b>Total Project</b>				<b>\$ 7,911,398</b>	

Excludes asbestos/abatement

Construction cost only (ie - no soft cost, design, FFE, testing, commissioning, etc.)

Includes LED fixtures



**Arts and Science Renovation/Addition Costs**

Item	Qty	Unit	\$/Unit	Total	Notes
Boiler Replacement	1	ls	\$ 225,000	\$ 225,000	Provided by BRCC
Roof Replacement	1	ls	\$ 340,000	\$ 340,000	Provided by BRCC
AHU Replacement	1	ls	\$ 135,000	\$ 135,000	Provided by BRCC
New Fire Alarm	1	ls	\$ 97,200	\$ 97,200	Provided by BRCC
New Fire Sprinkler	1	ls	\$ 164,300	\$ 164,300	Provided by BRCC
Rewire of Building			\$ -	\$ -	Included in Renovation
Major Renovation	17,600	sf	\$ 135	\$ 2,376,000	Excludes modifications to shell
Sitework for Addition	20,714	sf	\$ 15	\$ 310,713	
Addition	20,714	sf	\$ 225	\$ 4,660,695	Is it even feasible?
<b>Total Construction</b>				<b>\$ 8,308,908</b>	
Soft Cost, FFE, etc. Factor			25%	\$ 2,077,227	
<b>Total Project</b>				<b>\$ 10,386,135</b>	

**Arts and Science New Construction Costs**

Item	Qty	Unit	\$/Unit	Total	Notes
Sitework for New Construction	36,490	sf	\$ 15	\$ 547,346	
New Construction	36,490	sf	\$ 225	\$ 8,210,186	5% reduction in area for programming efficiency
<b>Total Construction</b>				<b>\$ 8,757,531</b>	
Soft Cost, FFE, etc. Factor			25%	\$ 2,189,383	
<b>Total Project</b>				<b>\$ 10,946,914</b>	

Excludes asbestos/abatement  
 Construction cost only (ie - no soft cost, design, FFE, testing, commissioning, etc.)  
 Includes LED fixtures

**Patton Renovation/Addition Costs**

Item	Qty	Unit	\$/Unit	Total	Notes
Boiler Replacement - see Arts & Science	1	ls	\$ 225,000	\$ 225,000	
Roof Replacement	1	ls	\$ 290,000	\$ 290,000	
Chiller Replacement	1	ls	\$ 200,000	\$ 200,000	
Replace ACT	1	ls	\$ 192,000	\$ 192,000	
AHU Replacement	3	ls	\$ 80,667	\$ 242,000	
Reinsulate Piping Insulation	1	ls	\$ 40,000	\$ 40,000	
Bathroom Renovation at Elevators (incl below)	0	ls	\$ 90,000	\$ -	
Bathroom Renovation at Auditorium (incl below)	0	ls	\$ 90,000	\$ -	
New Elevator	1	ls	\$ 1,000,000	\$ 1,000,000	
New Fire Alarm	1	ls	\$ 204,000	\$ 204,000	
New Fire Sprinkler	1	ls	\$ 253,700	\$ 253,700	
Rewire of Building				\$ -	Included in Renovation
Major Renovation	31,769	sf	\$ 125	\$ 3,971,125	Excludes modifications to shell
Sitework for New Addition	34,063	sf	\$ 15	\$ 510,939	
Addition	34,063	sf	\$ 215	\$ 7,323,459	Is it even feasible
<b>Total Construction</b>				<b>\$ 14,452,223</b>	
Soft Cost, FFE, etc. Factor			25%	\$ 3,613,056	
<b>Total Project</b>				<b>\$ 18,065,279</b>	

**Patton New Construction Costs**

Item	Qty	Unit	\$/Unit	Total	Notes
Sitework for New Construction	62,697	sf	\$ 15	\$ 940,451	
New Construction	62,697	sf	\$ 215	\$ 13,479,804	5% reduction in area for programming efficiency
<b>Total Construction</b>				<b>\$ 14,420,255</b>	
Soft Cost, FFE, etc. Factor			25%	\$ 3,605,064	
<b>Total Project</b>				<b>\$ 18,025,319</b>	

Excludes asbestos/abatement  
 Construction cost only (ie - no soft cost, design, FFE, testing, commissioning, etc.)  
 Includes LED fixtures

**Continuing Education Cost Options**

Item	Qty	Unit	\$/Unit	Total	Notes
Boiler Replacement - see Arts & Science	N/A	ls	\$ -	\$ -	
Roof Replacement	N/A	ls	\$ -	\$ -	
Chiller Replacement	1	ls	\$ 122,000	\$ 122,000	
Replace ACT	1	ls	\$ 71,800	\$ 71,800	
AHU Replacement	N/A	ls	\$ -	\$ -	
New Fire Alarm	1	ls	\$ 114,800	\$ 114,800	
New Fire Sprinkler	1	ls	\$ 184,300	\$ 184,300	
Rewire of Building			\$ -	\$ -	Included in Renovation
Major Renovation	31,769	sf	\$ 125	\$ 3,971,125	Excludes modifications to shell
Sitework for New Addition	N/A	sf	\$ 15	\$ -	
Addition	N/A	sf	\$ 215	\$ -	
<b>Total Construction</b>				<b>\$ 4,464,025</b>	
Soft Cost, FFE, etc. Factor			25%	\$ 1,116,006	
<b>Total Project</b>				<b>\$ 5,580,031</b>	

**Patton New Construction Costs**

Item	Qty	Unit	\$/Unit	Total	Notes
Sitework for New Construction	N/A	sf	\$ 15	\$ -	
New Construction	N/A	sf	\$ 215	\$ -	5% reduction in area for programming efficiency
<b>Total Construction</b>				<b>\$ -</b>	
Soft Cost, FFE, etc. Factor			25%	\$ -	
<b>Total Project</b>				<b>\$ -</b>	

Excludes asbestos/abatement  
 Construction cost only (ie - no soft cost, design, FFE, testing, commissioning, etc.)  
 Includes LED fixtures

**Appendix C**

**Calculations for Requested Programming Increase**

**General Studies Programming**

	<b>Current</b>	<b>Add'l Needed</b>	<b>Size Each (sf)</b>	<b>Add'l SF</b>	<b>Gross SF</b>	
Offices	1,623	627	1	627	815	
Classrooms	5,127	2,489	1	2,489	3,236	
Computer Room	0	2	840	1,680	2,184	
ITV for Spanish	0	1	840	840	1,092	
Student Success	850	3,150	1	3,150	4,095	
Faculty Work Room	580	2,420	1	2,420	3,146	
Restrooms	4	4	80	320	416	
Storage	N/A	1	1,000	1,000	1,300	
IT Closet	N/A	1	200	200	260	
<b>Total Added Space</b>				<b>12,726</b>	<b>16,544</b>	
<b>Total Existing Space</b>					<b>12,350</b>	Includes Student Success Center
<b>Total Required Space</b>					<b>28,894</b>	

Arts and Science Building Programming

	Current	Add'l Needed	Size Each (sf)	Add'l SF	Gross	Notes
Offices	420	1,830	1	1,830	2,379	Includes living with size and location of current offices
Classrooms	5	3	1,088	3,264	4,243	Includes living with size and location of (2) current classrooms, then renovating 102, 103, 104 and 106 for (3) classrooms (3,200 sf)
Chemistry Lab	2	1	1,640	1,640	2,132	Includes living with size and location of current labs
Biology Lab	2	2	2,000	4,000	5,200	Includes living with size and location of current labs
General Lab	0	1	1,640	1,640	2,132	
Prep Areas	4	4	300	1,200	1,560	
Computer Room	0	1	840	840	1,092	
Lecture Room	1	0	0	0	0	Make existing lecture room work.
Work Room	N/A	1		0	0	Based on size of Room 128 in GS
Restrooms	5	4	80	320	416	
Storage	N/A	1	1,000	1,000	1,300	
IT Closet	N/A	1	200	200	260	
<b>Total Added Space</b>				15,934	20,714	
<b>Total Existing Space</b>					17,600	
<b>Total Required Space</b>					<b>38,314</b>	

Patton Building Programming

	Current	Add'l Needed	Size Each (sf)	Add'l SF	Gross SF	
Marketing						
Offices	255	345	1	345	449	
Storage	0	500	1	500	650	
Finance - see shared spaces below				0	0	
Foundation					0	
Work Area		300	1	300	390	
Human Resources					0	
Offices		1	100	100	130	
Training Space		1	400	400	520	
VP for General Admissions				0	0	
Information Technology					0	
Offices		150	1	150	195	
Server Room	315	315	1	315	410	
Planning & Research					0	
Offices		100	1	100	130	
Storage		100	1	100	130	
President's Office					0	
Offices		350		0	0	
Boardroom		400		0	0	
Drama					0	
Auditorium	2,100	1,900	1	1,900	2,470	Sacrifice under renovation scenario
Balance	1,546	7,204	1	7,204	9,365	
Early Childhood					0	
Offices		4	120	480	624	
Kitchen		300		0	0	
Work Room		840		0	0	
Larger Classroom		1,040		0	0	
New Classroom		1,102		0	0	
Playground					0	Not addressed in this program
Criminal				0	0	
Offices/Computer Lab	1,350	217	1	217	282	
Shared ITV - shared with BLET				0	0	Shared with BLET
BLET				0	0	
POPAT		3,872	1	3,872	5,034	
ITV Room - shared with Criminal		2,486	1	2,486	3,232	
Armory		300	1	300	390	
Storage		144	1	144	187	
Police	577	3,889	1	3,889	5,056	
IT Upgrades					0	
Shared					0	
Conference Room		1	600	600	780	For up to 20 people
Training Room		1	1,200	1,200	1,560	For up to 32 people
Work Room/Copier		2	200	400	520	
Break Room		2	600	1,200	1,560	
				0	0	
Total Added Space				26,202	34,063	
Total Existing Space					31,769	
Total Required Space					65,832	

**Appendix 4**  
NC Department of Administration  
Memorandum





# North Carolina Department of Administration

Roy Cooper, Governor  
Machelle Sanders, Secretary

State Construction Office

## Memorandum

Date: September 28, 2018

Re: Facility Condition Assessment  
Blue Ridge Community College  
180 W Campus Drive  
Flat Rock, NC 28731

To: Peter Hemans – Blue Ridge Community College

From: Victor Stephenson – State Construction Office

Cc: Jim McDaniel – State Construction Office  
Steven Lipke – State Construction Office

*Ue*

Accompanying this cover memo, please find the Facility Condition Assessment Program (FCAP) report for (6) buildings located on the Blue Ridge Community College Henderson County Campus. The buildings were specifically requested by the college and are listed below.

- Patton
- General Studies
- Arts & Science
- Continuing Education
- Industrial Skills Center
- Killian

This FCAP report is based on our field assessments and discussions with on-site staff. Blue Ridge Community College (Henderson County Campus) was visited, and a field survey conducted on September 21, 2018. Hopefully, this report will assist in preparing budget requests and addressing needs.

Costs shown include a 10% design fee and a 5% contingency. Costs shown do not include amounts for escalation and/or inflation.

Should you have any questions or need further assistance, please do not hesitate to contact any of our staff who participated in the preparation of this report.

**Mailing Address:**  
1307 Mail Service Center  
Raleigh, NC 27699-1307

**Telephone (919)807-4100**  
Fax (919)807-4110  
State Courier #56-02-01

**Location:**  
301 N. Wilmington St. Suite 450  
Raleigh, North Carolina 27601

*An Equal Opportunity/Affirmative Action Employer*

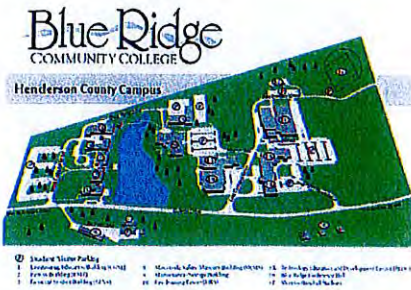
The descriptions below include architectural/civil/structural, electrical, fire sprinklers, mechanical and plumbing deficiencies observed at the time of inspection and are divided into separate disciplines. Prefixes used to identify specific deficiencies are electrical (E), fire sprinklers (F), architectural/civil/structural (G), mechanical (M), and plumbing (P). This list does not contain telecommunication deficiencies.

The priorities assigned each deficiency are aligned with our FCAP priorities. They are:

- Life Safety, which, if not corrected, could kill or injure the occupants;
- ADA, which, if not corrected, could result in an American with Disabilities Act lawsuit against the State;
- Critical, which, if not corrected, could result in further damage to the building; and
- Targeted Renovation, which does not fit the other three priorities and would be done some time in the future given available funds.

**HENDERSON COUNTY CAMPUS**

**MULTI-BUILDING / CAMPUS**



**Deficiencies:**

It was noted that in all (6) buildings that were inspected a sprinkler system was not installed. Additionally, a fire/smoke detection system was installed in all buildings. However, the system installed in each building is comprised solely of a fire alarm panel that was connected to a duct detector located in the return line to the air handling units. No addressable smoke or heat detection devices were found in any of the facilities. It was also noted that visual devices may not have covered the facility adequately. The State Construction Office recommends the facilities be equipped with a sprinkler system and a fire/smoke detection system compliant to current NFPA13 and NFPA72 guidelines, respectively.

Rather than include these deficiencies under each building, estimated costs for both systems are included in the table below.

Facility Name	Deficiency Number	NFPA13 Sprinkler System Cost	Deficiency Number	NFPA72 Fire Alarm System Cost
Patton	F-1	\$253,700	F-7	\$204,000
General Studies	F-2	\$134,800	F-8	\$67,700
Arts & Science	F-3	\$164,300	F-9	\$97,200
Continuing Education	F-4	\$184,300	F-10	\$114,800
Industrial Skills Center	F-5	\$174,900	F-11	\$107,800
Killian	F-6	\$249,400	F-12	\$182,000

The installation of the sprinkler system is a Critical priority. The installation of the fire alarm system is a Life Safety priority.

M-1 Replace Boiler  
Estimated Cost: \$225,000  
Priority: Targeted Renovation

4,250 MBH boiler feeds both Patton and General Studies. Boiler is said to cause continual maintenance issues and leaks are present.

Replace boiler, in-kind.



M-2 Replace Chiller  
Estimated Cost: \$175,000  
Priority: Targeted Renovation

100-ton chiller feeds both Patton and General Studies. Chiller is functional but has had maintenance issues in the past. The chiller was reported to be installed in 2002 and is approaching end of operational life expectancy.

Replace chiller, in-kind.



**END OF MULTI-BUILDING / CAMPUS**

## PATTON BUILDING



**Year Built: 1973**

**Gross Square Feet: 35,320**

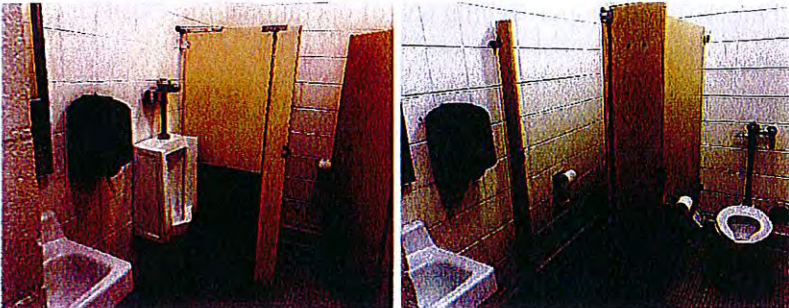
**Number of Stories: 2**

### **Deficiencies:**

- G-1** Renovate Bathrooms  
Estimated Cost: \$45,800  
Priority: ADA

The bathrooms located on the first floor of the Patton building are dated, and not set up to comply with current ADA standards.

Recommend a full Men's & Women's bathroom renovation, with the option to combine as one gender neutral bathroom. Pricing for both should be similar.



G-2 Replace ACT  
Estimated Cost: \$191,300  
Priority: Targeted Renovation

Approximately 75% of the square footage in the Patton building is covered by 2'x4' ACT. The tiling is worn and due to be replaced. The owner has requested the pricing suit new 2'x2' ACT. 2'x2' tiling is less prone to sagging and can be more efficient in the long-term.

Replace all existing ACT with new 2'x2' ACT.



M-3 Replace 3 Air Handling Units  
Estimated Cost: \$242,000  
Priority: Targeted Renovation

The air handling units serving the Patton building are at the end of their operating life expectancy. Inefficient pneumatic controls still exist that serve the units. It was stated that the units require constant maintenance.

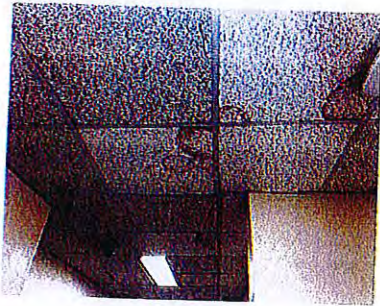
Replace all the units with new digitally controlled units. The estimate is based on (2) 15,000-cfm units and (1) 7,500-cfm unit. Each unit equipped with a VFD.



M-4 Reinsulate Failed Piping Insulation  
Estimated Cost: \$38,000  
Priority: Critical

Leaks identified during the inspection were noted as the consequence of failed piping insulation. It was stated that 50% of the pipe insulation in the facility had been replaced to date. Piping insulation should be corrected prior to the ACT replacement project.

Replace remaining failed pipe insulation. An estimate of 300-lf of the following insulation was included in the estimate: 2"-SCH 40 Steel, 4"-SCH 40 Steel, 1"-Type L Copper and 2"-Type L Copper.



G-3 Elevator Modernization / Bathroom Renovation  
Estimated Cost: \$1,040,000  
Priority: ADA

Elevator serving the facility is very dated. The cab is small by today's standards and likely does not comply with current ADA standards. Adjacent to the elevator shaft are a men's and women's bathroom each on a separate side of the elevator. Both bathrooms are dated and due to be renovated. The bathrooms will likely need a major floor plan adjustment to accommodate the larger elevator cab.

Modernize the elevator and renovate the (4) existing bathrooms.



**END OF PATTON BUILDING**

## GENERAL STUDIES BUILDING



**Year Built: 1973**

**Gross Square Feet: 11,707**

**Number of Stories: 1**

### Deficiencies:

G-4 Replace Roof  
Estimated Cost: \$200,000  
Priority: Critical

It was noted that the membrane type roof is out of warranty and has active leaks.

Replace roof with new membrane, some minor deck repair is included in the estimate.



G-5 Renovate Bathrooms  
Estimated Cost: \$76,300  
Priority: ADA

The bathrooms serving the General Studies building are dated and not up to current ADA standards. (2) bathrooms (M/F) are approximately 12'x10'.

Renovate bathrooms to meet all current codes.



M-5 Replace Air Handling Unit  
Estimated Cost: \$88,900  
Priority: Targeted Renovation

The AHU serving General Studies is past the expected operating life and contains obsolete pneumatic controls. It was noted that the unit requires heavy maintenance to keep it operational.

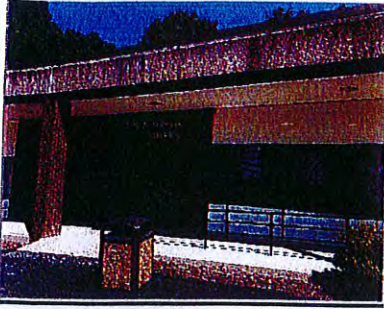
Replace AHU, in-kind. The estimate is based off a 15,000-cfm unit equipped with a VFD.



**END OF GENERAL STUDIES BUILDING**



## ARTS & SCIENCE BUILDING



**Year Built: 1975**

**Gross Square Feet: 16,800**

**Number of Stories: 1**

### **Deficiencies:**

G-6 Replace Roof  
Estimated Cost: \$340,000  
Priority: Critical

It was noted that the membrane type roof is out of warranty and has active leaks.

Replace roof with new membrane, some minor deck repair is included in the estimate.



M-6 Replace AHU  
Estimated Cost: \$133,000  
Priority: Targeted Renovation

The AHU serving the Arta & Science facility is past the expected operating life and contains obsolete pneumatic controls. It was noted that the unit requires heavy maintenance to keep it operational.

Replace AHU, in-kind. The estimate is based off a 22,500-cfm unit equipped with a VFD.



**END OF ARTS & SCIENCE BUILDING**

## CONTINUING EDUCATION BUILDING



**Year Built: 1977**

**Gross Square Feet: 19,849**

**Number of Stories: 2**

### **Deficiencies:**

G-7 Replace ACT  
Estimated Cost: \$71,800  
Priority: Targeted Renovation

Approximately 50% of the square footage in the Continuing Education building is covered by 2'x4' ACT. The tiling is worn and due to be replaced. The owner has requested the pricing suit new 2'x2' ACT. 2'x2' tiling is less prone to sagging and can be more efficient in the long-term.

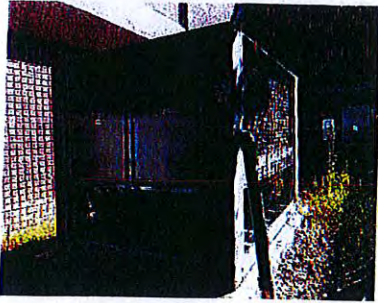
Replace all existing ACT with new 2'x2' ACT



M-7 Replace Chiller  
Estimated Cost: \$121,400  
Priority: Targeted Renovation

70-ton chiller feeds the Continuing Education building. Chiller is functional but has had maintenance issues in the past. The chiller was reported to be installed in 2002 and is approaching end of life expectancy.

Replace chiller, in-kind.



**END OF CONTINUING EDUCATION BUILDING**

## INDUSTRIAL SKILLS CENTER



**Year Built: 1982**

**Gross Square Feet: 18,637**

**Number of Stories: 1**

### **Deficiencies:**

**G-8**    Replace Roof  
          Estimated Cost: \$134,400  
          Priority: Critical

The Industrial Skills Center is comprised of two distinct segments. Each segment is approximately 50% of the facility by square footage. The roof was recently replaced on one segment, the other is out of warranty and has reported leaks.

The roof is a membrane style and should be replaced in-kind.



- G-9 Replace VCT  
Estimated Cost: \$43,400  
Priority: Targeted Renovation

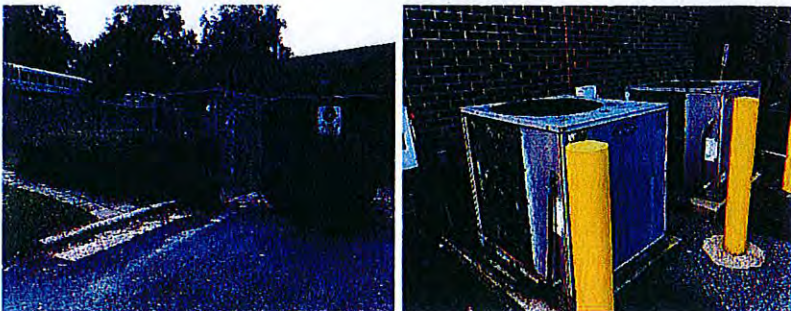
Vinyl coated tiling in the facility is worn and unsightly. The tiling is due to be replaced. Tiling covers approximately 1/3 of the facility.



- M-8 Replace Chiller / Condensers  
Estimated Cost: \$105,500  
Priority: Targeted Renovation

50-ton chiller feeds the main AHU in the Industrial Skills Center. Chiller is functional but has had maintenance issues in the past. The chiller was reported to be installed in 2002 and is approaching end of life expectancy. (2) smaller condensing units (approximately 5-ton) feed ancillary AHUs in the facility. The condensers are worn and cause maintenance issues.

Replace chiller and (2) condensers, in-kind.



**END OF CONTINUING EDUCATION BUILDING**

## KILLIAN BUILDING



**Year Built: 1989**

**Gross Square Feet: 31,500**

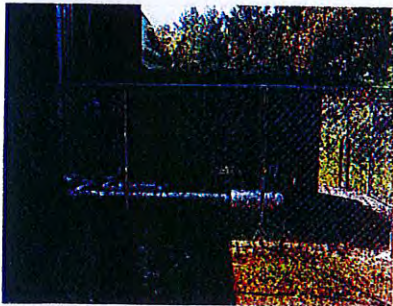
**Number of Stories: 1**

### Deficiencies:

M-9 Replace Chiller  
Estimated Cost: \$121,400  
Priority: Targeted Renovation

70-ton chiller feeds the Killian building. Chiller is functional but has had maintenance issues in the past. The chiller was reported to be installed in 2002 and is approaching end of life expectancy.

Replace chiller, in-kind.



**END OF KILLIAN BUILDING**

**END OF REPORT – SUMMARY OF COSTS ON NEXT PAGE**

SUMMARY OF COSTS				
DEFICIENCY NUMBER	LIFE SAFETY COSTS	ADA COSTS	CRITICAL COSTS	TARGETED RENOVATION COSTS
F-1			\$253,700	
F-2			\$134,800	
F-3			\$164,300	
F-4			\$184,300	
F-5			\$174,900	
F-6			\$249,400	
F-7	\$204,000			
F-8	\$67,700			
F-9	\$97,200			
F-10	\$114,800			
F-11	\$107,800			
F-12	\$182,000			
M-1				\$221,000
M-2				\$225,000
G-1		\$45,800		
G-2				\$191,300
M-3				\$242,000
M-4			\$38,000	
G-3		\$1,040,000		
G-4			\$170,400	
G-5		\$76,300		
M-5				\$88,900
G-6			\$340,000	
M-6				\$133,000
G-7				\$71,800
M-7				\$121,400
G-8			\$134,400	
G-9				\$43,400
M-8				\$105,500
M-9				\$121,400
TOTAL	\$773,500	\$1,162,100	\$1,844,200	\$1,564,700

**END**



**Appendix 5**  
West Campus Building  
Exterior Photographs



Patton Building

## Year of Construction

Patton Building

1973

General Studies

1973

Arts & Sciences

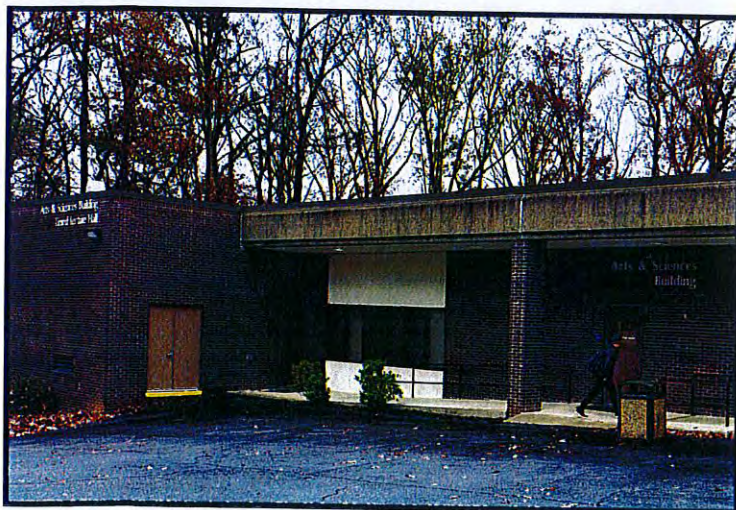
1975



General Studies Building

**Buildings included in  
\$23.1M**

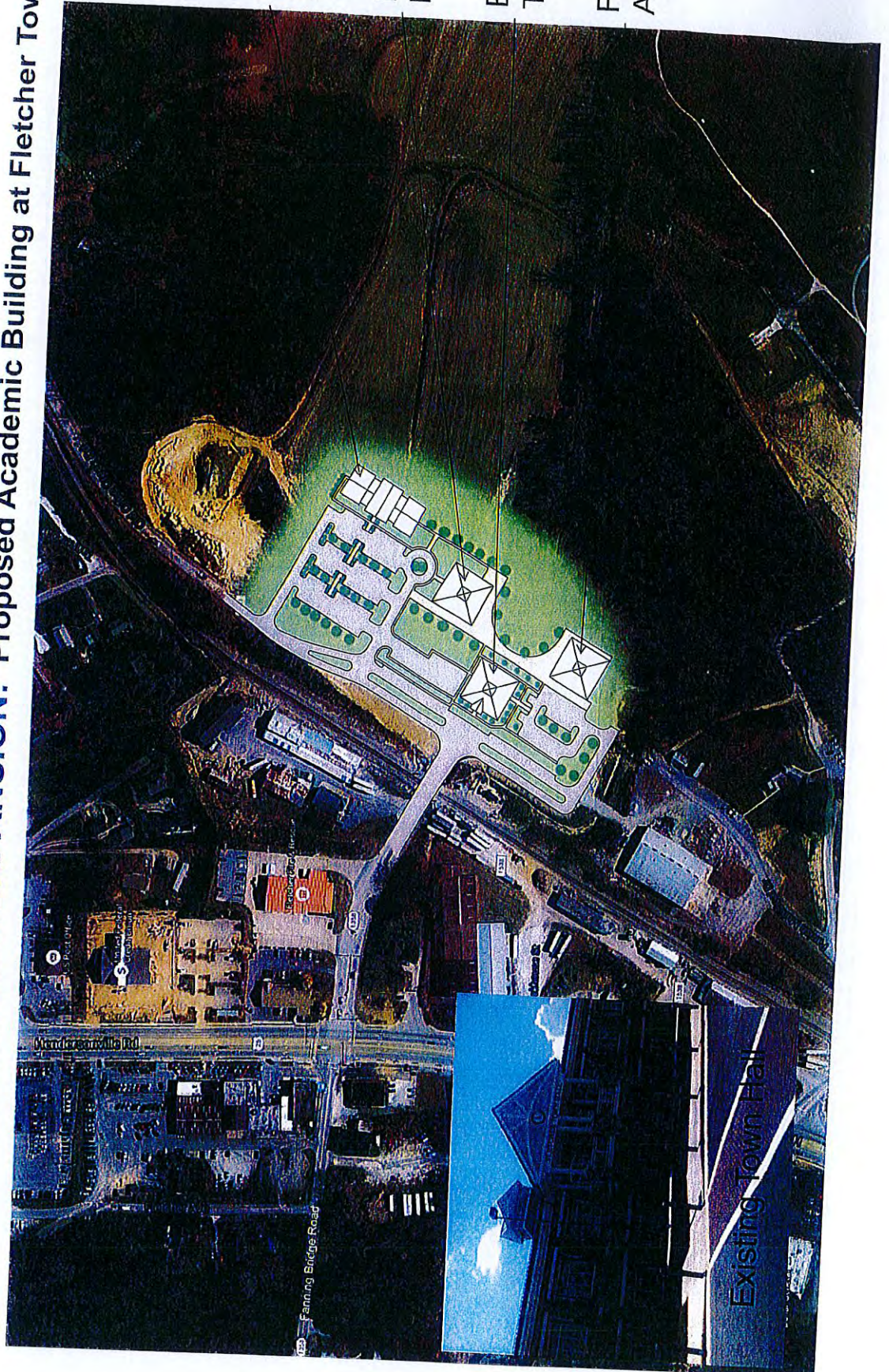
**New Construction/  
Renovation Budget  
Request**



Arts & Sciences Building

**Appendix 6**  
Site Map for  
Town of Fletcher Campus

**11. FLETCHER AREA EXPANSION: Proposed Academic Building at Fletcher Town Center**



Proposed  
Academic  
Building

Future  
Library

Existing  
Town Hall

Future  
Annex

