

March 10, 2025

JOINT SCHOOL FACILITIES COMMITTEE

Henderson County Board of Commissioners (HCBC) and Henderson County Board of Public Education (HCBPE)

MINUTES

March 10, 2025

11:00 a.m.

Committee Members Present: Rebecca McCall (Commissioner and Committee member, HCBC)
J. Michael Edney (Commissioner and Committee member, HCBC)
Robert Bridges (Committee member, HCBPE)
Amy Lynn Holt (Committee member, HCBPE)

Also Present Was: John Mitchell (County Manager)
Chris Todd (Assistant County Manager)
Samantha Reynolds (Finance Services Director)
Bryan Rhodes (Capital Project Manager)
Brian Cotton (Project Superintendent)
Ronnie Kilby (Construction Projects Coordinator)
Denisa Lauffer (County Clerk)
Mike Morgan (PIO – Videotaping)

Henderson County
Public Schools: Blair Craven (School Board Member)
Mark Garrett (Superintendent, HCPS)
Carl Taylor (Chief Administrative Officer, HCPS)
Chad Dillon (Director of Capital Projects, HCPS)

CALL TO ORDER

Commissioner Edney called the meeting to order and welcomed those in attendance.

APPROVAL OF MINUTES

Commissioner McCall made the motion to approve the minutes of April 10, 2024. All voted in favor, and the motion carried.

MAINTENANCE, REPAIR, TECHNOLOGY, AND SAFETY ALLOCATIONS UPDATE

County Manager John Mitchell opened the discussion by emphasizing that the group's purpose was to evaluate existing facilities, identify necessary additions, and assess aspects such as maintenance, repair, technology, and security. He said that with the county and the school board in budget season, the group aimed to understand next year's project plan for larger long-term initiatives and provide staff guidance.

Capital Project Manager Bryan Rhodes presented briefly on current and recent projects.

Approved:

Upward Elementary

The cafeteria addition was completed ahead of schedule and within budget.

West Henderson High School Addition & Renovation

The West Henderson Secure Entries have been completed, and the ribbon cutting is scheduled for Friday, April 4, 2025, at 10:00 a.m.



Atkinson Elementary School HVAC Replacement – Phase I

Phase one of the project was completed on time and was under budget.

Apple Valley Elementary School - Chiller Project

This project is under contract with Dakin. The chiller was currently in production, and staff was awaiting a delivery date.

HCPS VARIOUS PAVING PROJECTS

- Under Contract with WGLA for engineering services for these projects
- Locations include: Hendersonville Elementary, Glenn Marlow Elementary, Fletcher Elementary, Clear Creek Elementary, Apple Valley Middle, Mills River Elementary, Hillandale Elementary, and Flat Rock Middle

Approved:

Commissioner McCall requested that staff consider widening the entrance roads to Hillandale Elementary and Flat Rock Middle School. Mark Garrett noted that a recent modification at the middle school had enhanced traffic flow. HCPS Director of Capital Projects Chad Dillon looked at this improvement and suggested “shaving the islands” at Hillandale to allow for double-stacked traffic lanes. Mr. Garrett said this would be the most economical solution.

Blair Craven mentioned a parking issue at Fletcher Elementary School, noting that parents previously parked at the base of the hill, which the EMS station now occupies. He suggested “opening that up” to help alleviate congestion.

John Mitchell discussed the county’s financial impacts from Hurricane Helene, noting that MRTS projects were frozen to ensure funds were available for debris removal costs while awaiting FEMA reimbursement. Mark Garrett asked for an update on the status of MRTS projects for fiscal years 2024 and 2025.

HCPS MRTS FUNDING BALANCE

Beginning Fund Balance	7,164,651.30	June 30, 2024
FY25 Budget Appropriation	3,603,500.00	FY2025 Budget Ordinance
Expenditures, Year to Date	(3,522,810.47)	Through February 28, 2025
Open Encumbrances	(1,622,476.26)	Through February 28, 2025
	<u>5,622,864.57</u>	

The following chart was shared with the group.

HENDERSON COUNTY PUBLIC SCHOOLS								
FACILITIES MAINTENANCE AND REPAIR, TECHNOLOGY AND SECURITY INITIATIVE PROJECTS								
PLANNED PROJECTS								
FEBRUARY 2025								
				ACTUAL SPENT				
		FY23-24 ROLLOVER PROJECTS	FY24-25 BOC APPROVED	CURRENT MONTH	YEAR TO DATE	UNSPENT	ENCUMBERED	TOTAL REMAINING
ELEMENTARY SCHOOLS								
Atkinson								
AES-24-1	HVAC REPLACEMENT	1,211,444.00		279,745.29	1,199,560.65	11,883.35	29,025.61	(17,142.26)
AES-25-1	HVAC REPLACEMENT - PHASE II		1,375,000.00			1,375,000.00	21,100.00	1,353,900.00
Sugarloaf								
SES-25-1	HVAC CONTROLS UPGRADE		230,000.00			230,000.00	-	230,000.00
Upward								
ES-4	MAIN ENTRANCE/CAFETERIA	613,381.06			384,935.06	228,446.00	-	228,446.00
MIDDLE SCHOOLS								
All Middle Schools								
MS-25-1	HVAC CONTROLS UPGRADE		475,000.00			475,000.00	-	475,000.00
Apple Valley Middle School								
AVMS-25-1	AV CHILLER REPLACEMENT		325,000.00			325,000.00	339,211.00	(14,211.00)

HIGH SCHOOLS									
West									
RE-1	RENOVATION AND ADDITION	2,900,719.41		3,394.66	1,703,585.58	1,197,133.83	1,197,133.83	-	
WHHS-241	X-BUILDING AIR HANDLER REPLACEMENT	198,667.00			199,155.00	(488.00)	-	(488.00)	
TRANSPORTATION									
AE-2	BUS GARAGE PLANNING AND DESIGN	19,800.00				19,800.00	19,800.00	-	
MISC									
MISC-25-1	VARIOUS - ROOFING		400,000.00		27,274.18	372,725.82	8,605.82	364,120.00	
MISC-25-2	VARIOUS - PAVING		425,000.00		8,300.00	416,700.00	7,600.00	409,100.00	
CENTRAL OFFICE									
CONT-25-1	CONTINGENCY- STRATEGIC CAPITAL		73,500.00			73,500.00	-	73,500.00	
TECHNOLOGY									
TECH-25-1	CHROMEBOOKS		300,000.00			300,000.00	-	300,000.00	
TOTAL		\$ 4,944,011.47	\$ 3,603,500.00	\$ 283,139.95	\$ 3,522,810.47	\$ 5,024,701.00	\$ 1,622,476.26	\$ 3,402,224.74	

Mr. Garrett clarified that there were two lists (shown below): one detailing completed projects from the February 2019 10-year facility assessment and the other outlining planned projects from the same assessment.



Completed Projects from the 10-Year Facility Assessment (February 2019)

School	Project	Completion Date
Apple Valley	Chiller Replacement	In Progress
Apple Valley	Paving - Front Drop-Off Circle	2022
Apple Valley	Replace Intercom System	2020
Atkinson	HVAC Replacement (Phase One)	2025
Atkinson	Gym Floor Replaced	2025
Bruce Drysdale	Replace HVAC Controls	2024
Clear Creek	Flooring Replacement	In Progress
Clear Creek	Replace HVAC Controls	2024
Dana	Gym Roof Replacement	2020
Dana	Replace HVAC Controls	2024
Dana	Replace Intercom System	2023
Dana	VoIP	2023
East Henderson	Bleacher Replacement (Aux Gym)	2025
East Henderson	Replace Intercom System	2023
East Henderson	VoIP	2023
Etowah	Gym Roof Replacement	2020
Etowah	Replace HVAC Controls	2024
Etowah	Replace Intercom System	2024
Etowah	VoIP	2024
Flat Rock	Canopy Repair	2024
Flat Rock	Flooring Replacement (Corridors)	2024
Flat Rock	HVAC Replacement	2021
Flat Rock	Remove Ice Storage	2021
Flat Rock	Gym Roof Replacement	2021
Flat Rock	HVAC Upgrade (F-Hall)	2025
Flat Rock	Flooring Replacement (Classrooms)	In Progress
Fletcher	Gutter and Downspout Replacement	2024
Fletcher	Replace Intercom System	2023

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Fletcher	Replace HVAC Controls	2024
Fletcher	VoIP	2023
Fletcher	Chiller Replacement	2023
Glenn Marlow	Chiller Replacement	2024
Glenn Marlow	Replace HVAC Controls	2024
Hendersonville Elementary	Paving - Back Parking Lot	2022
Hendersonville Elementary	Replace HVAC Controls	2019
Hendersonville Elementary	Replace Intercom System	2023
Hendersonville Elementary	VoIP	2023
Hendersonville Middle	Gutter and Downspout Replacement	2024
Hillandale	Replace HVAC Controls	2024
Mills River	Replace HVAC Controls	2024
North Henderson	Paving - Main Entry, Drop Off Circle	2022
Rugby	HVAC Replacement	2021
Rugby	New Admin Suite	2021
Rugby	Remove Ice Storage	2021
Rugby	Replace Intercom System	2021
Rugby	Secure Main Entrance	2021
Rugby	VoIP	2021
Rugby	Flooring Replacement	In Progress
Rugby	Crawl Space Vapor Barrier	2023
Sugarloaf	Replace Intercom System	2019
Upward	Cafeteria Expansion	2024
Upward	Paving - Front and Back Lots	2024
Upward	Replace Drop-Off Canopy	2022
Upward	Flooring Replacement	In Progress
Upward	Replace HVAC Controls	2024
Upward	Secure Entry	2024
West Henderson	Bleacher Replacement (Aux Gym)	2025
West Henderson	New Building Connectors	2025
West Henderson	New Main Entrance	2025
West Henderson	Roof Replacement	2022/2024

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Planned Projects from the 10-Year Facility Assessment (February 2019)

School	Project	Scheduled FY
Apple Valley	HVAC Controls Upgrade	2025
Apple Valley	Replace Chiller (T-Building)	2032
Apple Valley	Replace Classroom HVAC Units	2031
Atkinson	HVAC Replacement (Phase Three)	2026
Atkinson	HVAC Replacement (Phase Two)	2025
Atkinson	LED Lighting Upgrade	2029
Atkinson	Replace Windows	2028
Bruce Drysdale	HVAC Replacement	2030
Bruce Drysdale	LED Lighting Upgrade	2030
Bus Garage	New Construction	TBD
Clear Creek	Boiler Replacement	2031
Clear Creek	Chiller Replacement	2026
Clear Creek	LED Lighting Upgrade	2029
Dana	LED Lighting Upgrade	2029
East Henderson	Safety Upgrades	TBD
Etowah	LED Lighting Upgrade	2029
Flat Rock	Bleacher Replacement	2029
Flat Rock	HVAC Controls Upgrade	2025
Flat Rock	HVAC Replacement (Media Center, Dining, Kitchen)	2028
Fletcher	Boiler Replacement	2032
Fletcher	LED Lighting Upgrade	2029
Glenn Marlow	HVAC Replacement	2033
Glenn Marlow	Replace Windows	2026
Hendersonville Elementary	HVAC Replacement	2031
Hendersonville Elementary	LED Lighting Upgrade	2029
Hendersonville Middle	Bleacher Seat Replacement	2025
Hendersonville Middle	Chiller Replacement	2026
Hendersonville Middle	HVAC Controls Upgrade	2025
Hillandale	LED Lighting Upgrade	2029
Mills River	LED Lighting Upgrade	2029
North Henderson	Chiller Replacement	2025/2026
North Henderson	HVAC Controls Upgrade	2025
North Henderson	Replace Classroom HVAC Units	2030/2031
Rugby	Bleacher Replacement	2029
Rugby	HVAC Controls Upgrade	2025
Rugby	HVAC Replacement (A, E, Media Ctr, Dining, Kitchen)	2028
Sugarloaf	Boiler Replacement	2026
Sugarloaf	HVAC Controls Upgrade	2025
Upward	Fan Coil Replacement	2028

Mitchell thanked the school board and superintendent for working with the county to “freeze” the MRTS program in November. He noted that debris removal costs were around \$60 million and could reach \$100 million, depending on debris in various areas. He stated that he plans to recommend unfreezing the program to the Board of Commissioners later this month or in April

Approved:

for the current fiscal year. He explained that the county's primary revenue sources are property tax and sales tax, with property taxes based on property values. Assessing the disaster's impact on property values has been a priority. He said the budget would be prepared with the understanding that there would be an incomplete view of the revenue projections. There are also concerns about the amount of sales tax revenue generated during October, November, and December.

Chief Administrative Officer Carl Taylor clarified that the listed projects were solely from the 10-year facility assessment but not the only ones planned for the school system. For example, the turf fields at East, West, and North Henderson are not listed but will need replacement as they reach the end of their lifespan. Commissioner McCall asked about the maintenance of the turf fields and whether it was being done according to product specifications. Mr. Taylor confirmed that the school system was doing an excellent job maintaining them.

There was discussion about damage Atkinson Elementary sustained after Hurricane Helene, including a drainage issue in the gymnasium that led to the gym floor being replaced through insurance.

Bus Garage HCPS

The committee discussed plans for the bus garage; Mark Garrett shared a handout with a rendering of the proposed 100 x 200 metal building, which included eight drive-through bays with lifts, parts storage, administrative space, adjacent parking for a wrecker, and a wash station. He noted that Rutherford County was completing a bus garage similar to what the school board is proposing. Mr. Garrett met with an engineer and architect at the current maintenance facility site. He noted two benefits: existing infrastructure and the school system owning the property.

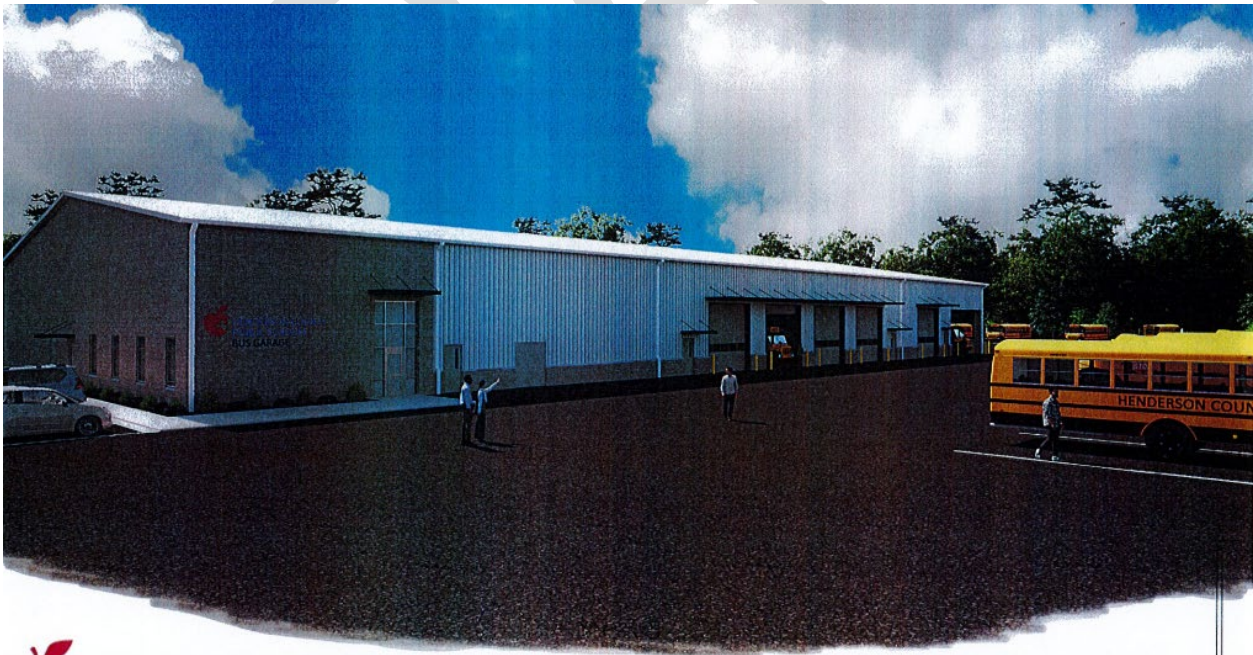
Two options were presented:

- The first option, requiring minor grading, is designed for future expansion and was the preferred choice.
- The second option would require more grading and site work.

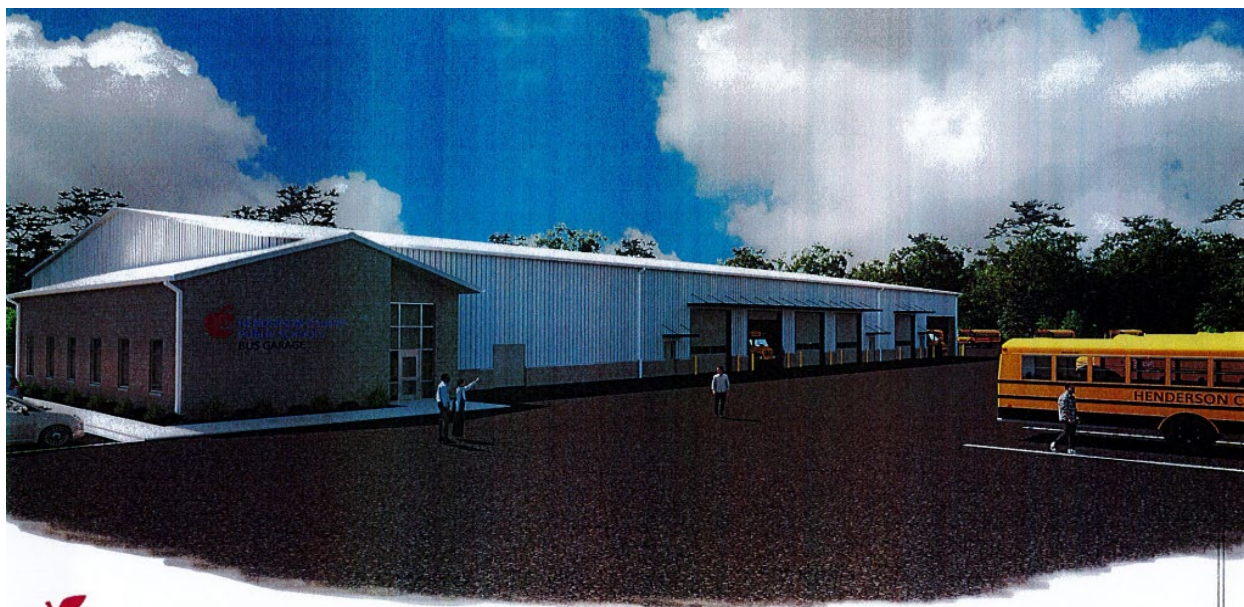
Either option would allow space for a fuel island to service maintenance and transportation needs.

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Approved:



Approved:



HOLLAND
HAMRICK &
ARCHITECTS, P.A.



Dear Mr. Kevin Bradley,
Below you will find a rough outline of costs associated with the construction of Rutherford County Schools new bus maintenance facility and fueling stations. BEAM is pleased to provide this as a rough outline of construction costs associated with this facility. Please note that this project was bid in June of 2023. BEAM recommends using a worst-case escalation factor of 15% on these numbers to maintain alignment and coverage with current industry pricing trends.

DIVISION	DESCRIPTION	COST
1	General Conditions (No Allowances)	\$ 806,000
2	Sitework (Heavy Site Work Project)	\$ 3,148,100
3	Concrete	\$ 605,500
4	Masonry	\$ 589,700
5	Metals/PEMB Package	\$ 1,299,300
6	Wood and Plastics	\$ 15,800
7	Thermal and Moisture Protection	\$ 82,900
8	Openings	\$ 381,300
9	Finishes	\$ 290,600
10	Specialties	\$ 149,800
11	General Equipment/Appliances	\$ 7,000
12	Furnishings	\$ 38,300
13	Shop Equipment/Fueling Stations/Crane (Includes Fueling Stations at 750k)	\$ 1,085,200
15	Mechanical/Plumbing	\$ 1,300,000
16	Electrical	\$ 1,147,200
	Total for Phase One and Fueling Stations	\$ 10,946,466
	Price Per sqft Full Package with Fueling Stations	\$ 487
	Price Per sqft Building Only (No Division #2 Included) with Fueling Stations	\$ 347

BEAM Construction Company, Inc. | PO Box 129 | 601 E Main Street | Cherryville, NC 28021
P 704.435.3206 | F 704.435.8412 | BEAMconstruction.com

Approved:

The committee discussed the existing maintenance building and determined it is in good condition and likely to remain functional for another 20 years.

There was discussion about the location of the bus garage and whether the maintenance facility was the best choice. Craven said the maintenance facility is the best location out of the properties owned by the schools. Craven added, "Is it perfect? Absolutely not. But I think it will absolutely be better than what we have now. And then we can turn over that piece of property to you guys to expand the landfill or whatever you need there."

Mr. Garrett referred to the last page of his handout, which included a budget for the Rutherford County Bus Garage. The project was \$11 million, with 3.1 million allocated for site work. He said the project had the same footprint aside from the floor plan - a 100 x 200 building with a fuel island. He also mentioned that the Rutherford County Superintendent invited anyone interested to visit the facility. Mr. Edney asked whether Rutherford County's fleet was comparable to Henderson County's and if Mr. Garrett was confident in the facility's size. Garrett confirmed that the proposed size was very comfortable for now and in the future. Garrett added that all fuel storage would be above ground; there would be no underground storage.

Commissioner Edney asked how the school board planned to fund the project. Garrett mentioned that some bonds would be paid off soon, including those for Hillandale and Mills River, which will be cleared next year, helping free up capital funds.

Mr. Mitchell said that the bus garage is a priority for the Board of Commissioners and intended to present the information at an upcoming Board meeting. He will have staff review the numbers to reach an agreement on the cost per square foot. McCall added that they would also evaluate available land that might fit the project better.

There was a discussion about updating the facilities assessments and addressing safety concerns at East Henderson. Mr. Garrett clarified that the budget for the Rutherford County project was based on a July 2022 bid. Mitchell stated that the county had been facing a prolonged period of aggressive inflation, which he hoped would soon be resolved. He proposed obtaining real numbers for the group and, if there were no objections, would request that Bryan Cotton and Chris Todd investigate the cost of updating the assessment.

The discussion continued on MRTS-designated funds, which were reduced from three cents to two cents after the revaluation. Mr. Mitchell explained that the Board of Commissioners would face difficult decisions, and this budget year will be different. He noted it would not be an expansion year for the county. He asked the school board to carefully review their budget for the next fiscal year and identify areas where they could tighten spending.

Vice-Chair Edney asked for confirmation that the School Board's top priority was the Bus Garage. Craven said yes, adding that addressing safety concerns at East Henderson High School was a close second. Garrett mentioned that the planned changes for EHHS would be similar to those made at WHHS.

The group discussed funds received from the NC Education Lottery and debt service. Mr. Mitchell stated that the funds would service school debt per general statutes.

Approved:

Fassifern Property

Mr. Craven mentioned the Fassifern property and the school board's past request to obtain ownership, noting that today's request differed. They asked for consideration to make the field a practice area for students during the week and for kids' soccer games on Saturdays, with the county retaining ownership and HCPS maintaining the field. When asked about site work costs, Craven estimated it would be around \$250,000 for tree removal, seeding, and preparation, based on estimates from a couple of years ago under Dr. Bryant's leadership. Commissioner McCall pointed out that the Fassifern property was worth over a million dollars, and selling it could generate funds for other projects. Mr. Edney suggested it was something worth discussing.

Mountain Home Fire Department - Rugby Property Update

Mr. Edney inquired about the status of the Mountain Home Fire Department and the Rugby property on 191. Mr. Garrett explained that last July, he, Mr. Dillon, and Jimmy Brissie had walked the property and marked where a facility could be located. He followed up with Mr. Brissie last week, who mentioned that he had not had any further contact with the Mtn Home Fire Chief.

Ms. McCall suggested the group meet again in six months, allowing ample time to gather information on topics discussed today. Mr. Craven agreed, proposing that it would be beneficial to have a standing meeting between the two boards twice a year.

Commissioner Edney made the motion to adjourn the meeting at 12:00 p.m. All voted in favor, and the meeting was adjourned.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

J. Michael Edney, Commissioner

Approved: