



Henderson County Capital Projects

100 North King Street, Suite 206
Hendersonville, North Carolina 28792

Memorandum To: Pre-Proposal Meeting Attendees

*From: Bryan Rhodes
Capital Projects Construction Manager*

Subject: Addendum #2

Date: January 27th, 2023

Pre-Proposal Meeting Questions, followed by the answers:

- 1.) Is HC going to post the most updated drawings?
Yes, the drawings will be posted on the HC website along with the Addendum #2 document.
- 2.) Does HC have a firm schedule on phasing?
No. It is very loosely defined at this point. The selected CMR is expected to help define the schedule, once on board.
- 3.) Is there a deadline for the project?
No.
- 4.) Does HC have a standard on hourly rates of compensation?
No. It is up to the selected GC to tell HC what team they are expecting to put together, to manage the project and why.
- 5.) What are the housing cells constructed of now?
Pre-Cast now and Pre-Cast going forward if possible. CMU may be an option but structurally would have to transition to 12" block instead of 8".
- 6.) Is there a retaining wall planned on the elevation change, at the back corner of the new addition, to the Detention Facility?
No. A foundation wall is planned now, unless the selected CMR recommends something different.
- 7.) Does the new Detention Facility plans encroach onto the Railroad ROW?
Yes, it does. HC is working on an easement presently.
- 8.) Question regarding the new expansion area for Intake, Booking, Release and Magistrate on the Site Plan?
This is the south east part of the building expanding to the east near the existing loading dock. This area will most likely be CMU as it is more flexible.
- 9.) Will all working systems inside the 95 Courthouse remain?
The mechanical system will mostly be replaced but without distribution in the "warm dark spaces". The BOD report completed during the concept phase will have much info in the narratives. HC will post the BOD for your use. The electrical systems will mostly be reused. The plumb systems will mostly be reused, except for the fixtures. Changes to the



Henderson County Capital Projects

100 North King Street, Suite 206
Hendersonville, North Carolina 28792

central plant are still in question and the design team will look to the CMAR for their input.

10.) Is a parking deck part of the equation for this project?

No, not at this time. HC is tasked to review off site options.

****Cut off for questions is 1/31/23 @ 1:30 pm.****