

## County Building Fund

This is a report on the current status of the County Building Fund. The following documents are included for your review.

### (1) Brief History

#### Summary

In the fall of 2006 Rutherford County departments began a process of analyzing their future space needs. In the fall of 2007, a report outlining those needs was presented to Commissioners. The projects discussed in this report are priorities established during the planning process.

### (2) Building Fund Capability

Pages 6 - 9

#### Summary

Currently Rutherford County contributes 2.1 cents of property tax to the Building Fund. The recommended FY 2010-11 Rutherford County budget recommends that this contribution be reduced to 1.6 cents which will reduce the borrowing capacity of the fund. In addition, currently Rutherford County has paid \$1.5 million using cash from the Building Fund for the Daniel Road property for which we have not reimbursed ourselves through a financing. It was the stated intention of the county at the time of the property purchase to reimburse ourselves for this purchase through a financing. This reimbursement must be done in calendar year 2010 in order to meet the necessary legal requirements. Two Building Fund projections entitled **COUNTY BLDG CAPITAL RESERVE FUND** are provided. In short, if the county reimburses ourselves the \$1.5 million, the county has the capacity to borrow funds to complete \$4 million dollars in projects. If the county does not reimburse ourselves, the borrowing capacity is \$2.75 million. Each scenario is based on a 1.6 cents contribution. The County will pay off approximately \$7 million in existing debt in FY 10-11.

**(3) Updated Building Fund**

**Page 10**

Summary

The **UPDATED BUILDING PROJECT COST ESTIMATES** are the current estimates for the building projects at the conclusion of the schematic phase of the design process .

**Important Note:** Sheriff Conner recommended we hold a discussion and explore another option on a revised alternate plan for the animal shelter during the week of June 7. This plan would be as follows. The current animal shelter would continue to operate for the quarantine of dangerous animals. The drop boxes would continue on this site and all animals picked up by Animal Control would be brought to the site. All unadoptable animals remain there. All euthanasia would be done at the site. This facility would not be open to the public. All adoptable animals would be transferred to a proposed new Animal Control/Community Pet Center Adoption Facility. A revised cost estimate for this facility is included in the amount of \$491,000.

**(3) Professional Services**

**Page 11**

Summary

The chart entitled **ANALYSIS OF PROFESSIONAL SERVICES ON SPECIFIC POTENTIAL BUILDING PROJECTS** reflects the professional fees estimated for each project. The schematic phase has been completed.

**(5) Project Information**

**Pages 12 - 28**

Summary

The budget to complete each project as designed is provided. In addition to the budgets, floor plan sketches and front elevation sketches are provided. Floor plan sketches and front elevations are not provided for the new adoption center option due to the timing of this new option. Phase 2 budgets and drawings are included as information for the farmer's market and livestock arena projects. An email and memo from David Odom is also included relative the Daniel Road project. In short, it states an opinion that if this project is done this calendar year, a substantial savings<sub>2</sub> on this project can occur---estimated at \$270,000-\$300,000. In addition, David Odom provides information on cost associated with a portion of the

road that might be DOT eligible. This will be discussed under recommendations. The floor plan sketches and front elevation sketches are on separate 11 x 17 sheets.

**(6) Building Equipment and Furniture**

**Pages 29 - 33**

Summary

Some building projects have certain equipment and furniture needs.

**(7) Revised Conceptual Site Plan**

This document is a conceptual site plan for the projects that are included in this report relative to the Daniel Road property. David Odom is incorporating a few additional changes and it is anticipated that this will be complete by June 17.

**(8) Mako Roof**

Summary

The current estimated price to repair the Mako roof is \$411,399. This is provided as information. Normally the county would expect to apply for a grant in the event a business prospect was interested in leasing/buying the building.

**(9) Daniel Road-Economic Development Impact Analysis**

Summary

County staff are working on this report and it will be provided next week with the revised conceptual site plan.

**(10) Recommendation**

Summary

Projected to be Completed

(A) EMS Henrietta

This facility would complete the EMS satellite system and provide a uniform level of service around the county. The E911/Back-up Data Center would be completed in future years.

(B) Daniel Road

This would provide the grading for the animal shelter, livestock arena and farmer's market and prepare sites for up to three lots ready for sale and commercial development. The value of these lots has been estimated to range in the \$1,000,000 to \$2,000,000 range. In addition, David Odom Engineering in his report stated that bids this year have the potential to come in between \$270,000-\$300,000 under his estimated cost. Furthermore, this project would build a curb and gutter road from Highway 74 to Daniel Road. This report provides the estimated cost of the road to the farmer's market from David Odom Engineering at \$250,000.

The county could pursue assistance from NC DOT on this portion of the road. The portion of the road from the farmer's market is being built as a commercial, to be sold property. As such, it would not be eligible for DOT funding.

(C) Bechtler Site

Funds are being raised to produce a Bechtler documentary by UNC-TV. Once this documentary airs, if the site is developed, it should produce a very positive influx of travelers that would visit the site. The documentary offers the county a unique opportunity, and if the site is not developed prior to its being aired, we will not be able to take full advantage of this opportunity.

Projects to Move Forward with Design

(A) Community Pet Center, Farmer's Market, Youth Livestock Arena  
Proceed with the construction documents and bidding process for each of these projects. Grant funding and other outside funding could be sought which could help Commissioners make a decision about those projects that secure outside funding. Even if the decision ultimately is not to move forward on any project(s), the construction documents will have been completed.

(B) Parks

Request each park committee to prioritize projects in Phase 1, 2 and 3. Professional service dollars are still available to complete the design portion of the plan for the approved Phase 1 projects. Either formal or informal bids could be gathered simultaneously with the other projects for the fall.

Summary CostProjects to be Completed

EMS Henrietta	\$1,224,906
Daniel Road Site Development	1,100,000
Bechtler Site	<u>196,000</u>
Subtotal	\$2,520,906

Construction Documents, Bidding

Community Pet Center	\$ 30,400
Farmer's Market (phase 1)	48,500
Livestock Arena (phase 1)	<u>66,000</u>
Subtotal	\$ 144,900

Total	\$2,665,806
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Based on the narrative, particularly surrounding Daniel Road, the possibility of bids coming in lower than \$2,520,906 certainly exists. If it is determined that \$4,000,000 will be borrowed, there could be in excess of \$1,500,000 for additional projects.

The Commissioners' worksheet for the Building Fund is attached to this document. In addition, it is attached to the e-mail version in Excel.



**COUNTY BLDG CAPITAL RESERVE FUND (As Updated May 2010)**

**Project Borrowing \$2.75 Million**

Assumes \$2.75 million debt issuance in FY 2010-11 with 1.6 property tax set aside beginning July 1, 2010  
Does not include \$500,000 from PARTF Grant

INTEREST	Sales Tax	Property Tax Set Aside	Health Dept Contribution	Contribution from Court Facilities	Annual Bldg Requests	Debt Service 93-94 COP	Debt Service 01-02 COP	Debt Service 06-07 COP	Debt Service 08-09 COP	Debt Service Jan 11	TOTAL CHANGE	CAPITAL RESERVE BALANCE
			Close out \$3.25							\$2.75 million		
<p>TONS:</p> <p>in FY 2010-11, 2% growth FY 2011-12 through FY 2014-15, 3% thereafter, incorporates Article 42 conversion to point of delivery distribution in FY 2009-2010</p> <p>ax:</p> <p>set aside 09-10, 1.6 cents set aside 2010-11 forward</p> <p>increase in property value and/or levy in FY 2010-11 and FY 2011-12, 2% increase thereafter</p> <p>FY 2009-10 and 2010-11</p> <p>Thereafter</p> <p>ilding Requests increase at 3%</p> <p>clude a financing to reimburse the Moss and Littlejohn properties.</p> <p>clude the PARTF grant funds for Daniel Rd purchase in the amount of \$500,000.</p> <p>s will be paid off September 2021. It financed the Courthouse Addition, Senior Center, Mental Health, Detention Center, Western Library EMS</p> <p>s will be paid off July 2016. It financed the Senior Center addition, Courthouse renovation and Library addition</p> <p>allment Purchase will be paid off August 2021. It financed the Lifelong Learning Center.</p> <p>will be off March 2024. It financed the Health Dept expansion, the Offsite Storage Facility, the parking lot and the Lawing and Rifle Daniel Rd Properties.</p> <p>on Debt Service would be for 15 years at 4.5%</p>												

**COUNTY BLDG CAPITAL RESERVE FUND (As Updated May 2010)**

**Borrowing \$5.5 Million; Projects \$4 Million**

*Assumes \$5.5 million debt issuance in FY 2010-11 (with \$4m being available for new projects) with 1.6 property tax set aside beginning July 1, 2010. This assumes we reimburse ourselves \$1.5m from the remaining Daniel Rd Land purchase.*

*Does not include \$500,000 from PARTF Grant*

INTEREST	Sales Tax	Property Tax Set Aside	Health Dept Contribution	Contribution from Court Facilities	Annual Bldg Requests	Debt Service 93-94 COP	Debt Service 01-02 COP	Debt Service 06-07 COP	Debt Service 08-09 COP	Debt Service Jan 11 \$5.5 million \$4m for projects	TOTAL CHANGE	CAPITAL RESERVE BALANCE
601	87,420	96,481					(166,963)				18,539	961,312
612	84,279	96,481						(24,625)			156,747	979,851
710	92,088	96,481			(519,735)				(165,165)		(495,621)	1,136,598
401	87,562	96,481									184,434	640,978
516	80,809	96,481									177,806	825,411
627	78,589	96,481									175,697	1,003,217
737	67,027	96,481									(2,230)	1,178,914
735	57,782	96,481									130,372	1,176,884
817	78,432	96,481	60,128		(144,000)			(24,626)			(73,966)	1,307,056
771	65,899	96,481							(165,826)		163,151	1,233,088
873	55,931	96,481									153,285	1,396,239
968	67,747	96,479		46,367	(455,979)						(244,418)	1,549,524
												1,305,106
816	67,333	73,442					(160,038)				(18,447)	1,286,659
804	67,333	73,442						(24,625)			116,954	1,403,613
877	67,333	73,442			(524,000)				(163,843)		(546,191)	857,422
536	67,333	73,442									141,311	998,733
624	67,333	73,442									141,399	1,140,132
713	67,333	73,442	160,000								301,488	1,441,620
901	67,333	73,442					(160,550)			1,500,000	1,481,126	2,922,746
1,827	67,333	73,442						(25,047)			117,555	3,040,301
1,900	67,333	73,442			(137,825)				(161,961)		(157,011)	2,883,290
1,802	67,333	73,442									142,577	3,025,867
1,891	67,333	73,442									142,666	3,168,533
1,980	67,337	73,442			(191,668)						(48,909)	3,119,624
77,991	824,160	881,304			(391,668)		(308,738)	(49,020)	(317,774)	(610,041)	(554,561)	2,565,063
64,127	840,643	898,930			(403,418)		(298,888)	(47,588)	(309,844)	(593,541)	(508,104)	2,056,959
51,424	857,456	916,909			(415,521)		(285,038)	(46,156)	(301,914)	(577,041)	(464,031)	1,592,928
39,823	874,605	935,247			(427,986)		(273,188)	(44,724)	(293,984)	(560,541)	(412,398)	1,180,530
29,513	900,843	953,952			(440,826)		(261,338)	(43,292)	(286,054)	(544,041)	(354,267)	826,262
20,657	927,869	973,031			(454,051)		(126,226)	(41,860)	(278,124)	(527,541)	(171,946)	664,317
16,358	955,705	992,491			(487,672)			(40,428)	(270,194)	(511,041)	12,969	667,286
322,931	7,892,836	8,590,938	220,128	46,367	(3,648,788)	(5,963,635)	(2,204,442)	(411,991)	(2,714,583)	(2,423,787)	(294,026)	

**COUNTY BLDG CAPITAL RESERVE FUND (As Updated May 2010)**

**Borrowing \$5.5 Million; Projects \$4 Million**

*Assumes \$5.5 million debt issuance in FY 2010-11 (with \$4m being available for new projects) with 1.6 property tax set aside beginning July 1, 2010. This assumes we reimburse ourselves \$1.5m from the remaining Daniel Rd Land purchase.*

*Does not include \$500,000 from PARTF Grant*

INTEREST	Sales Tax	Property Tax Set Aside	Health Dept Contribution	Contribution from Court Facilities	Annual Bldg Requests	Debt Service 93-94 COP	Debt Service 01-02 COP	Debt Service 06-07 COP	Debt Service 08-09 COP	Debt Service Jan 11	TOTAL CHANGE	CAPITAL RESERVE BALANCE
			Close out \$3.25							\$5.5 million		
										\$4m for projects		
ONS:												
In FY 2010-11, 2% growth FY 2011-12 through FY 2014-15, 3% thereafter. Incorporates Article 42 conversion to point of delivery distribution in FY 2009-2010.												
X. 1.6 cents set aside 2010-11 forward increase in property value and/or levy in FY 2010-11 and FY 2011-12, 2% increase thereafter												
FY 2009-10 and 2010-11 Thereafter Request increase at 3%												
the 10-11 financing reimbursing ourselves for a portion of the remaining Daniel Rd land. include the PARTF grant funds for Daniel Rd purchase in the amount of \$500,000.												
will be paid off September 2021. It financed the Courthouse Addition, Senior Center, Mental Health, Detention Center, Western Library EMS will be paid off July 2016. It financed the Senior Center addition, Courthouse renovation and Library addition iment Purchase will be paid off August 2021. It financed the Lifelong Learning Center. will be off March 2024. It financed the Health Dept expansion, the Offsite Storage Facility, the parking lot and the Lawing and Riffle Daniel Rd Properties. Debt Service would be for 15 years at 4.5%												

**UPDATED BUILDING PROJECT COST ESTIMATES  
May 2010**

<b><u>DANIEL ROAD SITE DEVELOPMENT</u></b>	\$ 1,100,000	
<b><u>BECHTLER SITE</u></b>	\$ 196,000	
<b><u>SHILOH PARK</u></b>	\$ 189,000	
<b><u>RAY HENSON PARK</u></b>	\$ 459,000	
<b><u>FRANK WEST PARK</u></b>	\$ 339,000	
<b>EMS HENRIETTA CONSTRUCTION</b>	\$ 1,156,000	
<b>EMS HENRIETTA EQUIPMENT</b>	\$ 68,906	
<b><u>EMS HENRIETTA TOTAL</u></b>	<u>\$ 1,224,906</u>	
Construction Docs and Bidding Equals \$61,100 and is included in total.		
<b>LIVESTOCK ARENA CONSTRUCTION</b>	\$ 1,212,000	
<b>LIVESTOCK ARENA EQUIPMENT</b>	\$ 142,891	
<b><u>LIVESTOCK ARENA TOTAL PHASE 1</u></b>	<u>\$ 1,354,891</u>	
Construction Docs and Bidding Equals \$66,000 and is included in total.		
<b>FARMERS MARKET CONSTRUCTION</b>	\$ 881,000	
<b>FARMERS MARKET EQUIPMENT</b>	\$ 2,662	
<b><u>FARMERS MARKET TOTAL PHASE 1</u></b>	<u>\$ 883,662</u>	
Construction Docs and Bidding Equals \$48,500 and is included in total.		
<b><u>ANIMAL SHELTER</u></b>	\$ 1,249,000	CPC Cost \$ 261,000
		Remaining \$ 988,000
<b><u>COMMUNITY PET CENTER ONLY</u></b>	\$ 491,000	
<b><u>MAKO ROOF</u></b>	\$ 411,399	
Total Costs Non-CPC Related with Shelter of \$1,249,000	<u>\$ 7,145,858</u>	
Total Costs with Community Pet Center Only of \$491,000	<u><u>\$ 6,648,858</u></u>	

NOTE: Park estimates for the Bechtler site, Frank West Park, Ray Henson Park, and Shiloh Park were \$1,300,000. Professional services were performed at an hourly rate.

NOTE: The Daniel Road site development has been discussed in general and noted as a need to be funded by project contingency. The \$1,100,000 projection shown above is the first professional estimate for the site development.

**ANALYSIS OF PROFESSIONAL SERVICES AND PRINTING ON SPECIFIC POTENTIAL BUILDING PROJECTS**

	<u>Construction Est.</u>	<u>Schematic 20%*</u>	<u>Construction Doc. 65%</u>	<u>Bidding 5%</u>	<u>Construction Adm. 10%</u>	<u>Total Fee</u>	<u>Printing</u>	<u>Total Doc. Bidding Printing Total</u>
helter (8.5%)	\$1,148,000.00	\$19,516.00	\$63,427.00	\$4,879.00	\$9,758.00	\$97,580.00	\$ 3,000.00	\$71,306.00
ity Pet Center (8.7%)	\$449,000.00	\$7,812.60	\$25,390.95	\$1,953.15	\$3,906.30	\$39,063.00	\$ 3,000.00	\$30,344.10
Market (8.0%) (Phase 1)	\$813,000.00	\$13,008.00	\$42,276.00	\$3,252.00	\$6,504.00	\$65,040.00	\$ 3,000.00	\$48,528.00
Arena (8.0%) (Phase 1)	\$1,119,000.00	\$17,904.00	\$58,188.00	\$4,476.00	\$8,952.00	\$89,520.00	\$ 3,000.00	\$65,664.00
site Disaster (7.8%)	\$1,070,000.00	\$16,692.00	\$54,249.00	\$4,173.00	\$8,346.00	\$83,460.00	\$ 3,000.00	\$61,422.00

ly being performed in FY 2009-10 fiscal year.

park estimates for the Bechtler site, Frank West Park, Ray Henson Park, and Shiloh Park were \$1,300,000. ional services were performed at an hourly rate.

he Daniel Road site development has been discussed in general and noted as a need to be funded by project contingency. The 000 projection shown on the page entitled "Updated Building Project Cost Estimates - May 2010" is the first professional for the site development.

May 14, 2010

## **EMS/Offsite Disaster Recovery**

### Preliminary Cost Estimate

4,890sf x \$170/sf	\$831,000
25% Civil & Site Work	208,000
3% Contingency	<u>31,000</u>
Total Construction Cost	\$1,070,000
Professional Fees (7.8%)	83,000
Printing	<u>3,000</u>
Total	\$1,156,000

### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 10, 2010.
3. Furnishings not included.
4. Add 3% per year for inflation.

June 7, 2010

## Livestock Arena – Phase 1

### Preliminary Cost Estimate

20,400sf x \$35/sf	\$714,000
2,300sf x \$100/sf	230,000
Civil & Site (15%)	142,000
Contingency (3%)	<u>33,000</u>
Total Construction Cost	\$1,119,000
Professional Fees (8%)	90,000
Printing	<u>3,000</u>
	\$1,212,000

### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 14, 2010.
3. Furnishings not included.
4. Add 3% per year for inflation.

June 7, 2010

## Livestock Arena – Phases 1 and 2

### Preliminary Cost Estimate

38,200sf x \$35/sf	\$1,337,000
3,800sf x \$100/sf	380,000
Civil & Site	142,000
Contingency (3%)	<u>56,000</u>
Total Construction Cost	\$1,915,000
Professional Fees (8%)	153,000
Printing	<u>3,000</u>
	\$2,071,000

### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 14, 2010.
3. Furnishings not included.
4. Add 3% per year for inflation.

June 7, 2010

## Farmer's Market – Phase 1

### Preliminary Cost Estimate

14,000sf x \$40/sf	\$560,000
840sf x \$150/sf	126,000
Civil & Site (15%)	103,000
Contingency (3%)	<u>24,000</u>
Total Construction Cost	\$813,000
Professional Fees (8%)	65,000
Printing	<u>3,000</u>
Total	\$881,000

### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 10, 2010.
3. Furnishings not included.
4. Add 3% per year for inflation.

June 7, 2010

## Farmer's Market – Phases 1 and 2

### Preliminary Cost Estimate

18,980sf x \$40/sf	\$759,000
1,620sf x \$150/sf	243,000
Civil & Site	103,000
Contingency (3%)	<u>33,000</u>
Total Construction Cost	\$1,138,000
Professional Fees (8%)	91,000
Printing	<u>3,000</u>
Total	\$1,232,000

### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 10, 2010.
3. Furnishings not included.
4. Add 3% per year for inflation.

May 14, 2010

## Animal Control

### Preliminary Cost Estimate

"Front" area – 3,500sf @ \$150/sf	\$525,000
"Street" w/mechanical above – 1,000sf @ \$150/sf	150,000
"Back" area – 1,800sf @ \$200/sf	360,000
Roof & slab (no sidewalls) 800sf @ \$100/sf	80,000
Contingency (3%)	<u>33,000</u>
Total Construction Cost	\$1,148,000
Professional Fees (8.5%)	98,000
Printing	<u>3,000</u>
Total	\$1,249,000

### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated April 14, 2010.
3. Furnishings not included.
4. Add 3% per year for inflation.

June 9, 2010

## Community Pet Center

### Preliminary Cost Estimate

Building Area - 2,640sf x \$150/sf	\$396,000
Covered Entrance - 100sf x \$100/sf	10,000
Mechanical (Attic) - 200sf x \$50/sf	10,000
Contingency (8%)	33,000
Total Construction Cost	<u>\$449,000</u>
Professional Fees (8.7%)	39,000
Printing	3,000
	<u>\$491,000</u>

#### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated April 14, 2010 without drop boxes, "Street" and "Back" areas.
3. Furnishings not included.
4. Add 3% per year for inflation.

May 14, 2010

**Bechtler Mint Site**

Rutherfordton, NC

**Scope of Work**

- Access drives (asphalt) and parking (gravel)
- Site work, grading, drainage, and erosion control
- Pathways (hard surface)
- Building (restrooms and information)
- Interpretive signs
- Picnic tables, benches
- Fencing
- Forest management
- Landscaping

**Preliminary Cost Estimate**

Site work/paving/landscape	\$98,000
Restrooms	25,000
Site furnishings and amenities	39,000
Contingency (10%)	16,000
Design Fees	18,000
Total	<u>\$196,000</u>

Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 14, 2010.
3. Add 3% per year for inflation.

## Shiloh Community Park

### Scope of Work

- Access drives and parking
- Grading, drainage, and erosion control
- Pathways
- Building (restrooms)
- Picnic tables, benches
- Fencing
- Forest management
- Landscaping

### Preliminary Cost Estimate

Site work/paving/landscape	\$71,000
Restrooms	25,000
Site furnishings, equipment, and amenities	60,000
Contingency (10%)	16,000
Design Fees	17,000
Total	<u>\$189,000</u>

### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 14, 2010.
3. Add 3% per year for inflation.

## Ray Henson Park

Cliffside, NC

### Scope of Work

- Access drives and parking
- Grading, drainage, and erosion control
- Pathways
- Building (concessions, restrooms, shelter, storage, office)
- Picnic tables, benches
- Fencing
- Landscaping

### Preliminary Cost Estimate

Site work/paving/landscape	\$188,000
Building (concessions, restrooms, picnic, storage)	124,000
Site furnishings, equipment, and amenities	67,000
Contingency (10%)	38,000
Design Fees	42,000
Total	<u>\$459,000</u>

#### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 14, 2010.
3. Add 3% per year for inflation.

## Frank West Park

Caroleen, NC

### Scope of Work

- Access drives and parking
- Site work, grading, drainage, and erosion control
- Pathways
- Building (restrooms and storage)
- Playground equipment
- Picnic tables, benches
- Fencing
- Forest management
- Landscaping

### Preliminary Cost Estimate

Site work/paving/landscape	\$130,000
Picnic shelter	25,000
Building (restrooms and storage)	37,000
Site furnishings, equipment, and amenities	53,000
Other (tennis & basketball courts renovation)	35,000
Contingency (10%)	28,000
Design Fees	31,000
Total	<u>\$339,000</u>

#### Notes:

1. All line items rounded up to nearest thousand.
2. Cost estimate based on preliminary drawings dated May 14, 2010.
3. Add 3% per year for inflation.

## John Condrey

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**From:** David Odom [davidodom@odomengineering.com]  
**Sent:** Friday, May 14, 2010 11:06 AM  
**To:** 'Chuck Hamrick'; John Condrey  
**Subject:** FW: Daniel Road

**Attachments:** Memo.pdf; Cost Estimate.pdf; DANIEL RD.pdf



Memo.pdf (221 KB) Cost Estimate.pdf (294 KB) DANIEL RD.pdf (1 MB)

Chuck and John,

Here is the drawing, cost estimate and memo for Daniel Road. The estimate was \$1,100,000 which is more than what I had originally discussed with John.

I spend almost 2 hours with Sisk yesterday afternoon going over this pricing. They were uncomfortable using some of the lower grading pricing that we have seen recently. I used the higher grading pricing but I did state that the project would be nearly \$300,000 less using this pricing. In short, time is important. If you move quickly, we will see lower pricing.

If we move slower, we will see higher pricing. The reason is fuel, grading contractor size and workloads. The pricing I utilized tries to split the difference to accommodate price increases throughout the year. I am prepared to modify this if any additional information needs to be added. No one else has seen this number other than you two (and Sisk). Let me know your thoughts.

Dave

-----Original Message-----

**From:** Heidi Odom [mailto:heidi@odomengineering.com]  
**Sent:** Friday, May 14, 2010 10:38 AM  
**To:** 'David Odom'  
**Subject:** Daniel Road

Internal Virus Database is out of date.

Checked by AVG - www.avg.com

Version: 8.5.437 / Virus Database: 271.1.1/2850 - Release Date: 05/02/10 18:27:00



## MEMORANDUM

**Date:** May 14, 2010  
**To:** John Condrey, County Manager  
**From:** David Odom, P.E.  
**Re:** Daniel Road Project – Phase One

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1. Please find attached with this memo a cost estimate for Phase One of the Daniel Road Site along with a drawing that corresponds with the cost estimate.
2. Phase One is defined as the new road, the traffic circle on Daniel Road, sidewalks, water, sewer and grading for the three commercial sites, the farmers market, the livestock arena and the animal shelter.
3. The three commercial sites and the farmers market require a net import of soil material to raise the pads. The site will be slightly sloping to match the slope on the new entrance road. Generally, the commercial area will be at or just below the Highway 74 elevation at our entrance road.
4. The cost estimate provides a project budget of \$1,100,000. This cost estimate should be valid for the remainder of the calendar year. It should be noted that recent earth moving projects (Airport, Shelby Middle School) had unit pricing that would result in a project cost of \$270,000 below this estimate. Based on the potentially expanding work loads of grading contractors, I recommend that the project proceed quickly if it is planned to move forward within the next year to take advantage of this potentially significant savings.
5. We have evaluated wetlands, streams and endangered species. This project will be able to move forward under existing nationwide permits and will not require any extensive or expensive permitting. Should you desire to move forward, the project should be able to be designed, permitted and bid within 3 months. The construction would take 4-5 months.



**Odom  
& Associates**  
Engineering, Inc.

152 East Main Street  
Forest City NC 28043  
828-247-4495 • 828-247-4493 Fax

**RUTHERFORD COUNTY  
DANIEL RD PROJECT  
RUTHERFORD COUNTY, NORTH CAROLINA  
MAY 2010**

Item Description	Quantity	Unit	Unit Price	Cost
1 Mobilization (5%)	1	LS	\$30,000.00	\$30,000.00
2 Clearing & Grubbing	17	AC	\$3,500.00	\$60,935.00
3 Grubbing (Only)	11	AC	\$1,500.00	\$16,500.00
4 Excavation	130,000	CY	\$1.65	\$214,500.00
5 Seeding	25	AC	\$1,700.00	\$42,500.00
6 Soil Testing	1	LS	\$20,000.00	\$20,000.00
7 Storm Piping	1300	LF	\$20.00	\$26,000.00
8 Catch Basin	8	EA	\$1,700.00	\$13,600.00
9 Erosion Control Berm	2,000	LF	\$2.00	\$4,000.00
10 Wet Detention Pond	1	EA	\$40,000.00	\$40,000.00
11 Sediment Trap	1	EA	\$10,000.00	\$10,000.00
12 Silt Fence	2,000	LF	\$3.00	\$6,000.00
13 30" Curb & Gutter	2,900	LF	\$16.00	\$46,400.00
14 18" Gurb & Gutter	650	LF	\$11.00	\$7,150.00
15 Asphalt	850	TONS	\$100.00	\$85,000.00
16 Stone	2,500	TONS	\$25.00	\$62,500.00
17 5' Sidewalk	1,800	LF	\$15.00	\$27,000.00
18 Accel/Decell Lane	1	LS	\$50,000.00	\$50,000.00
19 Concrete Island in Round About	100	GY	\$150.00	\$15,000.00
20 Sewer Line	1,000	LF	\$30.00	\$30,000.00
21 Connect to Exist. Sewer	1	EA	\$2,000.00	\$2,000.00
22 Manholes	4	EA	\$1,750.00	\$7,000.00
23 Laterals	4	LF	\$600.00	\$2,400.00
24 12" Water Main	1,250	LF	\$35.00	\$43,750.00
25 12" Gate Valve	2	EA	\$800.00	\$1,600.00
26 Connect to Exist. Water	1	EA	\$2,000.00	\$2,000.00
27 Fire Hydrants	2	EA	\$2,700.00	\$5,400.00
28 Asphalt Bike Trail	1,500	LF	\$15.00	\$22,500.00
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$893,735.00</b>
29 Construction Contingencies (10%)				\$89,373.50
<b>CONSTRUCTION TOTAL</b>				<b>\$983,108.50</b>
30 Design Engineering (7%)				\$68,817.60
31 Construction Administration/Inspection (3%)				\$29,493.26
32 Permit Fees				\$5,000.00
<b>PROJECT SUBTOTAL</b>				<b>\$1,086,419.35</b>
<b>TOTAL PROJECT ESTIMATE</b>				<b>\$1,086,419.35</b>
<b>USE AS PROJECT ESTIMATE</b>				<b>\$1,100,000.00</b>



**MEMORANDUM**

**Date:** May 27, 2010

**To:** John Condrey, County Manager

**From:** David Odom, P.E.

**Re:** Daniel Road Project – Cost Estimate for Road from Traffic Circle to Farmer's Market

- 
1. Please find attached with this memo a cost estimate for the portion of the new road from (and including) the traffic circle on Daniel Road to just past the entrance to the Farmer's Market. The estimate is \$250,000.
  2. This estimate includes a portion, but not all, of the wet detention pond since only a portion of the drainage will be generated from the street.
  3. Let me know if you need any additional information.



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**RUTHERFORD COUNTY  
DANIEL RD - STREET TO FARMERS MARKET PROJECT  
RUTHERFORD COUNTY, NORTH CAROLINA  
MAY 2010**

**Item Description                      Quantity    Unit            Unit Price            Cost**

1	Mobilization (5%)	1	LS	\$10,000.00	\$10,000.00
2	Clearing & Grubbing	2	AC	\$3,500.00	\$5,250.00
3	Excavation	8,000	CY	\$3.00	\$24,000.00
4	Seeding	1	AC	\$2,500.00	\$2,500.00
5	Soil Testing	1	LS	\$4,000.00	\$4,000.00
6	Storm Piping	600	LF	\$20.00	\$12,000.00
7	Catch Basin	4	EA	\$1,700.00	\$6,800.00
8	Erosion Control Berm	700	LF	\$2.00	\$1,400.00
9	Wef Detention Pond	0.25	EA	\$40,000.00	\$10,000.00
10	Silt Fence	700	LF	\$3.00	\$2,100.00
11	30" Curb & Gutter	1,400	LF	\$16.00	\$22,400.00
12	Asphalt	425	TONS	\$100.00	\$42,500.00
13	Stone	1,250	TONS	\$25.00	\$31,250.00
14	5' Sidewalk	900	LF	\$15.00	\$13,500.00
15	Concrete Island in Round About	100	CY	\$150.00	\$15,000.00
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$202,700.00</b>
16	Construction Contingencies (10%)				\$20,270.00
<b>CONSTRUCTION TOTAL</b>					<b>\$222,970.00</b>
17	Design Engineering (7%)				\$15,607.90
18	Construction Administration/Inspection (3%)				\$6,689.10
19	Permit Fees				\$4,000.00
<b>PROJECT SUBTOTAL</b>					<b>\$248,267.00</b>
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$250,000.00</b>
<b>USE AS PROJECT ESTIMATE</b>					<b>\$1,100,000.00</b>



<u>EMS Specific Needs</u>		<u>Item Cost</u>	<u>Total Cost</u>	<u>Possible</u>
Switch 2960 (ems)	1	\$856.64	\$856.64	
Switch Box Cabinet (ems)	1	\$250.00	\$250.00	
Telephones (ems)	3	\$200.00	\$600.00	
Generator (ems) 75 kva	1	\$50,000.00	\$50,000.00	
Antenna 20' (ems)	1	\$10,000.00	\$10,000.00	
**Tower (ems)	1	\$45,000.00		\$45,000.00
**Tower Pad (ems)	1	\$15,000.00		\$15,000.00
Appliances (included in building price)		\$2,500.00		
Desktop Computer (ems)	1	\$1,300.00	\$1,300.00	
Furniture (ems) (unless donated)	1	\$5,400.00	\$5,400.00	
Base Radio	1	\$500.00	\$500.00	
		<b>Total Cost</b>	<b>\$68,906.64</b>	

\*\* If 20 ft antenna will not work properly then we will have to construct a tower, you cannot go over 20 ft from the top of the roof  
Tower based on individual construction  
if we build one and later another, then construction costs will double

## FURNITURE/EQUIPMENT 911 PORTION OF HENRIETTA SITE

Furniture/Equipment	Qty	Cost per Item	Gen Fund	Possible 911 Funds
conference table	20	\$500.00	\$10,000.00	
conference chairs	20	\$300.00	\$6,000.00	
conference table monitors	40	\$500.00	\$20,000.00	
Cable Management System	20	\$300.00	\$6,000.00	
LED TV Screen	2	\$3,000.00	\$6,000.00	
Smartboard (projector/Screen)	2	\$5,000.00	\$10,000.00	
			\$58,000.00	
911 office desks	2	\$500.00	\$1,000.00	
911 Office chairs	2	\$200.00	\$400.00	
911 office computers	2	\$2,600.00	\$5,200.00	
911 office LED TV	1	\$3,000.00	\$3,000.00	
			\$9,600.00	
IT office desks	6	\$500.00	\$3,000.00	
IT Office Chairs	6	\$200.00	\$1,200.00	
IT office computers	6	\$2,600.00	\$15,600.00	
IT office LED TV	1	\$3,000.00	\$3,000.00	
IT workstations	10	\$1,300.00	\$13,000.00	
IT office printers	3	\$4,000.00	\$12,000.00	
IT office plotter	2	\$5,000.00	\$10,000.00	
			\$57,800.00	
server room cabinets	12	\$10,000.00	\$120,000.00	
switches 3750 - 48	10	\$25,000.00	\$250,000.00	
fiber switch	1	\$25,000.00	\$25,000.00	
servers	24	\$6,000.00	\$144,000.00	
SANs	1	\$100,000.00	\$100,000.00	
Cabling	2500 sq ft	\$200.00	\$4,500.00	
kvm	12	\$3,000.00	\$36,000.00	
			\$679,500.00	
dispatcher consoles	5	\$10,000.00		\$50,000.00
dispatcher chairs	5	\$200.00	\$1,000.00	
phones	5	\$200.00	\$1,000.00	
psap	1	\$150,000.00		\$150,000.00
Radios	1	\$80,000.00	\$80,000.00	
LED TV Screen	1	\$3,000.00	\$3,000.00	
Tower (911) 180'	1	\$85,279.90	\$85,279.90	
Tower Pad (911)	1	\$30,000.00	\$30,000.00	
Generator (911/IT) 100 kva	1	\$75,000.00	\$75,000.00	
			\$990,779.90	\$200,000.00
kitchen oven/microwave	1	\$350.00	\$350.00	
dishwasher	1	\$350.00	\$350.00	

## FURNITURE/EQUIPMENT 911 PORTION OF HENRIETTA SITE

refrig	1	\$1,200.00	\$1,200.00	
table w/chairs	1	\$500.00	\$500.00	
easy chair recliners	2	\$500.00	\$1,000.00	
LED TV Screen	1	\$3,000.00	\$3,000.00	
Cameras	8	\$800.00	\$6,400.00	
			\$12,800.00	
<b>TOTALS</b>			\$1,808,479.90	\$200,000.00

**Youth/Livestock Arena  
Equipment Costs:**

	<b>No.</b>	<b>Price/Unit</b>	
<i>Barn:</i>			
Sheep/Goat Penning Systems			\$ 65,144.00
Sheep Panel – 10'-VR-Pin/Pin	(108)		
Sheep 2 Gate – 10'-VR-Pin/Clip	(104)		
Sheep Starter Post- 48"-3 Way Clip	(8)		
Sheep Panel – 5' VR-Pin/Pin	(104)		
Cattle Penning Systems			\$ 62,995.00
Chaparral 6 x 10-G4 (Pin-Pin)	(100)		
Chaparral Starter Post – 3 Way Clip	(5)		
Chaparral Panel – 6 x 10	(160)		
Bleacher Seating 4-Row Units 27' & Freight \$ 769.00 for the 3 units	(3)	\$ 1,978.00	\$ 6,703.00
<i>Office:</i>			
Standard-grade Resin folding tables, 8'	(4)	\$ 120.00	\$ 480.00
Stackable Chairs 4 @ \$179.99	(4)	\$ 179.99	\$ 720.00
Laptop Computer	(1)	\$2,000.00	\$ 2,000.00
Software Cost	(1)	\$ 400.00	\$ 400.00
<i>Concession: ***</i>			
Refrigerator 17 cu ft	(1)	\$ 700.00	\$ 700.00
Ice Machine Manitowoc up to 220 lb 24 hrs., 80 lb storage capacity	(1)	\$ 1,745.00	\$ 1,745.00
Microwave 30-inch, 1.5 cu ft	(1)	\$ 179.00	\$ 179.00
Commerical Sink , two compartent, 16' x 20', 72-inch length	(1)	\$ 1,545.00	\$ 1,545.00
Handwashing Sink	(1)	\$ 280.00	\$ 280.00
		<b>Total</b>	<b>\$ 142,891.00</b>

\*\*\*\* Concession Expenses could be shifted into Phase II resulting in a  
Phase I Total of \$ 138,442.00

**Farmers' Market  
Equipment Costs:**

	<b>No.</b>	<b>Price/Unit</b>	
<i>Office:</i>			
Standard-grade Resin folding tables, 8'	(4)	\$ 120.00	\$ 480.00
Round Folding Table, 60"	(2)	\$ 229.00	\$ 458.00
Folding Chairs, 4@ \$94.99	(12)	\$ 94.99	\$ 1,140.00
 <i>Market:</i>			
Tables - Plywood Sheets ¼" x 4' x 8'	(10)	\$ 19.44	\$ 195.00
Saw Horses - 2 x 6 x 16	(30)	\$ 12.97	\$ 389.00
		<b>Total</b>	<b>\$ 2,662.00</b>

FY 2010-2011

Rutherford County Building Projects

Commissioner Worksheet

	Manager Recommendation	Washburn	Helton	Crowe	Holland	McIntosh	FINAL
<b>Total Potential Financing for New Projects *See Note*</b> <i>(Assumes reimbursing ourselves for the remaining Daniel Rd land)</i>	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
<b>DANIEL ROAD SITE DEVELOPMENT</b>	\$ 1,100,000	\$ 1,100,000					
<b>BECHTLER SITE</b>	\$ 196,000	\$ 196,000					
<b>SHILOH PARK</b>	\$ 189,000						
<b>RAY HENSON PARK</b>	\$ 459,000						
<b>FRANK WEST PARK</b>	\$ 339,000						
<b>EMS HENRIETTA CONSTRUCTION</b>	\$ 1,156,000						
<b>EMS HENRIETTA EQUIPMENT</b>	\$ 68,906						
<b>EMS HENRIETTA TOTAL</b>	\$ 1,224,906	\$ 1,224,906					
Construction Docs and Bidding Equals \$51,100 and is included in total.							
<b>LIVESTOCK ARENA CONSTRUCTION</b>	\$ 1,212,000						
<b>LIVESTOCK ARENA EQUIPMENT</b>	\$ 142,891						
<b>LIVESTOCK ARENA TOTAL PHASE 1</b>	\$ 1,354,891	\$ 65,000					
Construction Docs and Bidding Equals \$66,000 and is included in total.							
<b>FARMERS MARKET CONSTRUCTION</b>	\$ 891,000						
<b>FARMERS MARKET EQUIPMENT</b>	\$ 2,662						
<b>FARMERS MARKET TOTAL PHASE 1</b>	\$ 893,662	\$ 48,500					
Construction Docs and Bidding Equals \$48,500 and is included in total.							
<b>ANIMAL SHELTER*</b>	\$ 1,249,000						
Construction Docs and Bidding Equals \$71,600 and is included in total.							
<b>COMMUNITY PET CENTER ONLY</b>	\$ 491,000	\$ 30,400					
Construction Docs and Bidding Equals \$30,400 and is included in total.							
<b>MAKO ROOF</b>	\$ 411,399						
<b>Total Projects Selected</b>	2,655,806						
<b>Amount Available Based on Selections Above</b>	1,334,194	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000

\* NOTE: If there are no building projects on the Daniel Road complex funded, it will be difficult to reimburse ourselves for the Daniel Rd property. In that case, only \$2.75 million is available for projects. This will be discussed further at the Budget Workshop.

\*\*\*\*\* If the Board decides to move forward with the construction documents and bidding and the project does not move forward, these fees will be paid from cash from the Building Fund.

\*\*\*\*\* 1/10 cent of property tax equals approximately \$55,000 in annual income and would service approximately \$495,000 in financing.

For example, if the 1.6 cents to be set aside in the recommended budget were raised to 1.7 cents, approximately an additional \$495,000 would be available for projects.

If the 1.6 cents were reduced to 1.5 cents, approximately \$495,000 less would be available for projects.