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CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

BOARD OF COMMISSIONERS

MEMORANDUM

TO: Facilities Committee Members (Commissioners Keefe, Edge and King)
FROM: Kellie Beam, Deputy Clerk to the Board **KB**
DATE: February 24, 2012
SUBJECT: Facilities Committee Meeting – Thursday, March 1, 2012

There will be a regular meeting of the Facilities Committee on Thursday, March 1, 2012 at 8:30 AM in Room 564 of the Cumberland County Courthouse.

AGENDA

1. Approval of Minutes – February 2, 2012 Meeting
 2. Presentation Regarding Parks & Recreation Bond Referendum
 3. Other Matters of Business
- cc:** Board of Commissioners
Administration
Legal
Communications Manager
County Department Head(s)
Sunshine List

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CUMBERLAND COUNTY FACILITIES COMMITTEE
NEW COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
FEBRUARY 2, 2012– 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Jimmy Keefe, Chair
Commissioner Kenneth Edge

MEMBERS ABSENT: Commissioner Billy King

OTHER COMMISSIONERS

PRESENT: Commissioner Jeannette Council (arrived at 9:25 a.m.)

OTHERS PRESENT: Amy Cannon, Deputy County Manager
James Lawson, Assistant County Manager
Howard Abner, Assistant Finance Director
Sally Shutt, Communications and Strategic Initiatives
Manager
Rick Moorefield, County Attorney
Robert N. Stanger, County Engineer
Al Brunson, Facilities Maintenance Manager
Candice White, Clerk to the Board
Earl “Moose” Butler, Sheriff
Paul Hinson, Sheriff’s Office Chief Deputy
John McRainey, Detention Center Major/Chief Jailer
Doug Zawiskie, Moseley Architects
John Harris, Balfour-Beatty
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Jimmy Keefe called the meeting to order.

1. APPROVAL OF MINUTES – JANUARY 5, 2012 MEETING

MOTION: Commissioner Edge moved to approve the minutes.

SECOND: Commissioner Keefe

VOTE: UNANIMOUS (2-0)

2. PRESENTATION ON STATUS OF DETENTION CENTER EXPANSION PROJECT

Amy Cannon, Deputy County Manager, called on Bob Stanger, County Engineer, to provide information on the status of the Detention Center expansion project.

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Mr. Stanger stated on January 25, 2012, the Detention Center Expansion Project Committee met with the Design Team and Construction Management Team to:

- Review the latest construction estimate prepared by Metcon-Balfour Beatty.
- Evaluate the list of value engineering (VE) items with associated cost reductions to determine those items acceptable to the committee. Several items were dismissed as unacceptable.
- Review the progress on the construction drawings and discuss the project schedule moving forward.

Mr. Stanger stated as previously reported to the Facilities Committee, the construction estimate of \$15,893,776 (subcontractor pricing) to \$16,652,812 (Balfour-Beatty in-house estimators) prepared by the Construction Manager at Risk (CMaR) in December 2011, exceeded the architect's construction estimate by \$2.9 million to \$3.6 million. Mr. Stanger further stated the Facilities Committee was also informed of the potential budget shortfall for the Detention Center expansion project as currently designed of between \$3.2 million and \$4.0 million when the owner's construction contingency and other "soft costs" are included.

Mr. Stanger stated the CMaR has continued to refine its construction estimate as additional subcontractor pricing is received and refinements to the design documents are provided by the architect. Mr. Stanger further stated the latest construction estimate is \$14,803,205 without considering any cost reductions for the VE items that have been identified to date. Mr. Stanger reported after a thorough review of the VE items by the Detention Center Expansion Project Committee, they were able to identify about \$1.35 million in cost reductions to bring the estimated construction cost to \$13,449,638. Mr. Stanger stated this brings the estimated project budget to approximately \$15,384,800 which still exceeds the budget established by the Board of Commissioners; however, the potential budget shortfall has been significantly reduced. Mr. Stanger further stated the Project Committee will continue to look for cost reduction opportunities.

Mr. Stanger stated the expectation of the Project Committee is to have the project bid in April 2012 and for construction to commence shortly thereafter.

Mr. Stanger introduced Doug Zawiskie, from Moseley Architect, and John Harris, from Balfour-Beatty, to give a quick overview and status report on the Detention Center expansion project. Mr. Zawiskie stated in order to implement the proposed changes from the CMaR, they are looking at (30) thirty days to make changes to the initial drawings and an additional (30) thirty days for state reviews.

Mr. Harris referenced the following projected progress summary as of February 2, 2012:

DD Budget Estimate - Current Status

- Construction Budget: Total construction cost currently estimated at \$13,368,509
 - Currently within 2% margin of total project budget of \$15 million

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- Current budget reflects all accepted VE and add/alternate items from February 24, 2012 meeting
- Currently pricing potential additional VE items related to stand-alone central HVAC plant rather than tying to existing

Milestone Pre-Construction Activities

- Finalize construction drawings based on selected VE and add/alternatives for permit review
 - End of February
- Submit permit drawing set for approval
 - Approximately (30) thirty days
 - Final budget reconciliation based on updated drawings
 - March 23, 2012
- Conduct local and MWBE subcontractor outreach sessions
 - Week of February 27, 2012
 - Week of March 12, 2012
- Finalize subcontractor bid packaging and finalize bid manual
 - 3/29/12
- Subcontractor bidding
 - Start April 1, 2012
 - Based on 100% approved construction document set
- Finalize GMP and issue notice to proceed
 - Week of May 7, 2012

Total Construction Duration

- 13 months tentatively scheduled for completion June 2013

Questions and discussion followed. Mr. Harris stated the biggest discrepancy in the numbers is the level of detail in the drawings at this phase and as it continues to be refined, the numbers will come much closer together.

Earl "Moose" Butler, Sheriff, stated he and John McRainey, Detention Center Major/Chief Jailer, endorsed the project as it currently stands.

Ms. Cannon stated initially the construction schedule was anticipated to be sixteen (16) months which carried the project into fiscal year 2014 and included the collection of taxes dedicated to the project. Ms. Cannon further stated now that the construction schedule is thirteen (13) months, staff will need to go back to the drawing board since the county is cash-flowing the project. Ms. Cannon further stated the projected completion date of June 2013 will affect the capital costs and the operational costs, and she will work towards having information available at the Board's planning retreat.

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Mr. Stanger stated the current budget contains \$540,000 for soft costs and some of that money will be used for furniture, furnishings and equipment (FF&E). Mr. Stanger also stated he would not recommend beginning any major construction project without the owner carrying some contingency and he is attempting to determine what amount of the budget can be allocated towards this. Mr. Stanger further stated he would like to hold 3% for this project and the construction manager is holding 2%, which is included in the budget numbers as presented.

Mr. Stanger stated at the request of the state, additional ground water samplings have been taken from monitoring wells established on the site and those samples have shown that there is an attenuation of the contaminants, particularly petroleum. Mr. Stanger also stated the numbers appear to be going down and the plume appears to be migrating to the southeast corner of the site. Mr. Stanger further stated the State Underground Storage Program is the lead agency on any remediation and has given the county two options: 1) the county can undertake the remediation, or 2) the county can ask the state to put this on their LEAD program for future remediation. Mr. Stanger stated he would recommend that the county ask the state to put this on their LEAD program. Mr. Stanger further stated measures to include the proper vapor barriers to prevent the migration of fumes have already been factored into the project. Consensus of the Facilities Committee was to ask the state to put on the remediation on their LEAD program.

3. APPROVAL OF BID AWARD TO BASS AIR CONDITIONING COMPANY – WINDING CREEK ANNEX HVAC RENOVATIONS (FORMER COMMUNICARE BUILDING)

Mr. Stanger advised the Winding Creek Annex was formerly occupied by the Communicare agency and the existing mechanical system and ductwork are in a state of major disrepair, can not be maintained as-is and needs to be replaced. Mr. Stanger also advised informal bids were taken in November 2011 and only one bid was received which was rejected on the basis of cost. Mr. Stanger further advised informal bids were again taken in January 2012 and the low bid was submitted by Bass Air Conditioning Company, Inc. in the amount of \$171,000. Mr. Stanger stated this bid was well within the preliminary estimate prepared by Progressive Design Collaborative, Ltd. (PDC) engineers and his recommendation along with the recommendation of PDC and county management is to award the bid to Bass Air Conditioning Company, Inc. along with a 5% contingency in the amount of \$8,550 for any additional work that may be recommended by either he or county management. Mr. Stanger called attention to the associated budget revision. Mr. Stanger responded to questions.

MOTION: Commissioner Edge moved to approve.
SECOND: Commissioner Keefe
VOTE: UNANIMOUS (2-0)

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4. APPROVAL OF BID AWARD TO BASS AIR CONDITIONING COMPANY – FORMER PUBLIC HEALTH CENTER HVAC RENOVATIONS

Mr. Stanger advised informal bids were received on January 26, 2012 for demolition and replacement of the HVAC ductwork, the installation of new chilled and hot water lines, and variable air volume units to provide more efficient distribution of conditioned air on the first floor of the former Public Health building. Mr. Stanger explained this work is being done as part of the first floor renovations to the building for the Board of Elections offices and County Wellness Clinic and Pharmacy. Mr. Stanger stated the low bid was submitted by Bass Air Conditioning, Inc. in the amount of \$156,000, which was well within the preliminary estimate prepared by Progressive Design Collaborative, Ltd. (PDC) engineers. Mr. Stanger further stated his recommendation along with the recommendation of PDC and county management is to award the bid to Bass Air Conditioning Company, Inc. along with a 5% contingency in the amount of \$7,800. Mr. Stanger stated the purpose of the project is to provide for more efficient distribution of conditioned air within the facility which had been an ongoing problem in the facility. Mr. Stanger also stated this will reduce the cost to condition the first floor space. Mr. Stanger responded to questions.

MOTION: Commissioner Edge moved to approve.
SECOND: Commissioner Keefe
VOTE: UNANIMOUS (2-0)

Consensus of the Facilities Committee was for Items 4.A. and 4.B. to be placed on the February 6, 2012 agenda for consideration by the full Board in order for the projects to move forward.

5. UPDATE REGARDING COUNTY FACILITIES

Commissioner Keefe asked that an evaluation be conducted on the Board of Elections site for lease or sale should it no longer need to be used by the county. James Lawson, Assistant County Manager, explained the significant need the county has for office space for a training center and also for Veterans Services. Mr. Lawson stated because the office space is suitable for both, a decision was needed as to who could be relocated to the Board of Elections and who could be relocated to any space remaining in the former Public Health building. Mr. Lawson stated he would like to do whatever is in the best interest of internal staff and for the community, and he thought locating Veterans Services at the Board of Elections would have the greatest impact. Mr. Lawson also stated he wanted to follow the direction of the Board but he also wanted to make sure the Board was fully informed as to internal needs and the needs of the community. Questions and discussion followed.

6. OTHER MATTERS OF BUSINESS

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Commissioner Jeannette Council broached the topic of meeting the needs of patients at the Health Department so they are not automatically referred to the hospital's emergency room. Commissioner Council stated she would refer the matter to the Finance Committee.

There were no other matters of business.

MEETING ADJOURNED AT 9:49 AM.

The “Fayetteville-Cumberland Parks and Recreation Capital Projects Bond Proposal February 2012 Information” is available in the office of the Deputy Clerk to the Board of Commissioners, fifth-floor of the Cumberland County Courthouse, 117 Dick Street, Fayetteville, NC 28301.

The information will also be available at the Facilities Committee meeting on Thursday, March 1, 2012.