

CUMBERLAND COUNTY FACILITIES COMMITTEE
MARCH 16, 1995, 7:30AM
REGULAR MEETING

PRESENT: Chairman Billy King
Commissioner Marshall Faircloth
Commissioner Rollin Shaw
OTHERS: Cliff Strassenburg, Co. Mgr.
Cliff Spiller, Asst. Co. Mgr.
Bob Stanger, Co. Engineer
Neil Yarborough, Co. Attorney
Marsha Fogle, Clerk

AGENDA

1. Selection of Architects and Delineation for Scope of Services for Jail Project

BACKGROUND: The Sub Committee of the Facilities Committee recommended the County negotiate a contract with the Architectural Firm of Grier Fripp-Goetz Privette for the Jail Project.

Mr. Strassenburg stated the contract would be negotiated in two phases:

Phase I: Include size determination, location, programming, type of construction, etc.

Phase II: Design

MOTION: Chairman King offered a motion to authorize staff to negotiate with the firm of Grier Fripp-Goetz Privette for Phase I of this project.

SECOND: Commissioner Shaw

DISCUSSION: Some considerations in the negotiations:

1. will the county continue to use the current jail for intake and holding purposes; (this would help determine the number of new beds to be constructed)
2. could the old jail (one floor) be used as a juvenile confinement facility;
3. does the county want to fast track the first unit to be built in order to alleviate our immediate overcrowding problem;
4. does the county want to use a construction manager (It is the consensus of this Facilities Committee that a Construction Manager will probably save the county money. The Construction Manager is paid a fixed fee based on the value of the construction)

VOTE: UNANIMOUS

In Phase I, the Architectural Firm will help the committee address some of the above issues. A negotiated contract will come back to the Facilities Committee for review at our next regular meeting.

The Committee discussed how the jail project would be financed. Mr. Strassenburg said the County should probably finance via COP's. He said it would be important to link the courthouse renovations, the jail and the social services building construction together. Commissioner Faircloth said he would like to know what the difference in financing cost would be between COP's and GO Bonds.

2. Update: Other Projects

- A. Social Services Building: Negotiations are in process with LSV for the design phase of the agreement. This will go to the Board of Commissioners the first meeting in April. A contract for asbestos abatement will also be coming before the Board to remove the asbestos in the interior of the building.
- B. Courthouse: Mr. Strassenburg shared a letter from Mr. MacMillan with the Committee reference this project. He has estimated the cost of all of the renovations will be approximately \$2.315 million. This is a bit less than he estimated earlier. He will bring in more detailed plans later.
- C. Baseball Stadium: Commissioner King asked where we are with the Fayetteville Generals and a stadium. Mr. Strassenburg said that we can get by with modifications to the current stadium in FY95-96 if there is a commitment to build a new stadium. He noted modifications have and are currently being made to get through this season. He said the Board of Commissioners needs to give him some direction on this issue. Commissioner King said the Facilities Committee would discuss the Stadium at our next meeting. Prior to that meeting he will try to convene a meeting of the committee set up to talk specifically about a new stadium.

Meeting adjourned.

COUNTY FACILITIES COMMITTEE
FEBRUARY 16, 1995, 7:30AM
MINUTES

MEMBERS PRESENT: Chairman Billy King
Commissioner Marshall Faircloth
Commissioner Rollin Shaw

OTHERS:
Cliff Strassenburg, Co. Mgr.
Cliff Spiller, Asst. Co. Mgr.
Neil Yarborough, County Atty.
Marsha Fogle, Clerk
Jerry Thrasher, Library
Sheriff Earl Butler
Major Charles Smith
Judge Coy Brewer
Judge Beth Keever
Dan MacMillan
Press

Chairman King called the meeting to order.

1. Consideration of new branch library construction

Jerry Thrasher presented the following options:

1. Build five branches as planned. Last Branch in Stedman will require additional funds (estimated \$1,775,200) to finish. Last branch to open in January 2001.
2. Build Ramsey Street and East Fayetteville branches at the same time, followed a year later by the North/Pamalee and Spring Lake Branches at the same time, and a year later the final branch in Stedman. The last branch to open in January 1999. Cost to finish the Stedman Branch: \$809,690.
3. Build Ramsey Street, North/Pamalee and Spring Lake Branches (12,000 square feet) at the same time followed a year later by smaller East Fayetteville & Stedman Branches (10,000 square feet). The last two branches would open in January 1989. Additional estimated funds in the amount of \$87,600 for the last branch; however, savings could be realized through land acquisition and bids to offset this amount.
4. Build Ramsey Street (12,000 square feet) and East Regional Branch (20,000 square feet) at the same time, followed by the North/Pamalee & Spring Lake branches (12,000 square feet) a year later. The last two branches would open in January 1998.

Chairman King asked does the Board, based on the bond referendum, have the authority to build less than five branches. County Attorney Neil Yarborough indicated the answer is yes. He noted the referendum was worded to build "up to five branches."

Chairman King suggested the committee look at a 5th option, i.e., build a larger facility in the northern area (to take the place of a North Ramsey Street and

Pamalee Branch), build a regional facility across the river to take the place of the East Fayetteville and Stedman Branch, and build a branch in Spring Lake. Commissioner Faircloth indicated this sounded like a good plan. Mr. Thrasher noted the size of the northern branch would have to be increased to take care of the population. Mr. Strassenburg suggested perhaps \$24,000 square feet.

MOTION: Commissioner Faircloth offered a motion that the Committee recommend to the Board of Commissioners the building of three branches, i.e., a large northern branch, an eastern regional branch and a branch in Spring Lake.

SECOND: Commissioner Shaw

VOTE: UNANIMOUS

2. Review of Architectural Plans for the 4th Floor Courthouse Renovations and Probation/Day Report Center Proposal

Dan MacMillan reviewed the plans for the fourth floor to include courtrooms. Judge Brewer indicated it would be desirable to have less seating in the "larger" courtroom and more space for the attorneys, etc.

Dan MacMillan noted this job will be a "bear" to do, noting the installation of a construction elevator, having to do a large part of the job at night and on weekends, and that these things will obviously increase the cost. He recommended that if we are going to do this project we should seriously consider doing the whole fourth floor, to include the county administrative space, the courtrooms, and the district attorney offices.

Mr. Strassenburg told the Committee that along with the fourth floor construction we need to consider the purchase of a building for the Day Reporting Center/Probation and Community Services offices. He said these two projects, the fourth floor and purchase of a building for the above noted offices really go hand in hand. He noted the County will be applying for funds to help with the purchase of a building through the Criminal Justice Partnership Act, and that once the move is completed the county will be receiving rent.

In response to a question from Mr. Faircloth concerning funding the renovations, Mr. Strassenburg stated we would have to borrow the money and he felt we should package several items together, i.e, jail, 4th floor renovations and the social services building. He noted at this point we are looking at COP's. However, he indicated the least expensive financing arrangement would be General Obligation bonds. He expressed concern that the public may not be willing to approve GO bonds. Commissioner Faircloth suggested if we approach the public with the idea that these buildings and renovations are going to be done, the question is, do we want to do it the most cost effective way, then perhaps they would be more receptive to the General Obligation Bond financing.

MOTION: Commissioner Shaw offered a motion that the Committee recommend that we go forward with completion of the fourth floor and that we package 4th floor renovations with the jail and social services building for financing purposes and that we look at the purchase of a building for the Day Reporting Center/Probation/Community Services offices.

SECOND: Commissioner Faircloth

VOTE: UNANIMOUS

Dan MacMillan will bring back to committee cost figures for completion of the

fourth floor.

3. Discussion of Private Jail Review Criteria

Mr. Strassenburg reviewed a proposed outline for the decision making process on privatization of the county jail. He noted the key legal questions that have to be addressed are:

1. Can the County Board of Commissioners delegate the operation of the County Jail to a private operator.

ANSWER: Mr. Yarborough, County Attorney, made the following comments. He said it is possible for the Sheriff to enter into a contract with a private concern; however, the Board of County Commissioners may not do it without the Sheriff's approval. He said the Board of Commissioners cannot make a decision concerning this issue independent of the Sheriff. He, the Sheriff, has total legal responsibility for the prisoners, wherever they are placed.

Commissioner Faircloth said his interest lies in building the facility at the least expense for the taxpayer.

2. Can either the county or its specially created financing corporation build the new jail on a design/build basis?

ANSWER: Mr. Yarborough stated that under the current statutory authority the answer is NO. He said that the General Assembly could grant that authority; however at this present time we cannot build on a design/build basis. Mr. Yarborough noted that the way we currently do construction affords us more control and is safer. It was also pointed out that we would not save money on capital costs with the design/build basis.

Sheriff Butler stated he talked with Tony Rand and a Bill has been introduced to allow the Department of Corrections to contract for 10 years with counties for the housing of prisoners. Currently they can only contract for 2 years.

The Sheriff also noted he had 60 prisoners sleeping on the floor last night.

Commissioner Shaw noted that the Board did decide to explore the privatization of the jail, but based on the information received this morning she offered the following motion:

MOTION: Commissioner Shaw offered a motion that the Committee recommend we proceed with the jail, without viewing further the privatization issue.

DISCUSSION: Commissioner Faircloth said he is still wants to make sure we build the facility the most cost effective way.

SECOND: Commissioner Faircloth

VOTE: UNANIMOUS

MEETING ADJOURNED.