

CUMBERLAND COUNTY FACILITIES COMMITTEE
NOVEMBER 12, 1998, 8:30AM
REGULAR MEETING

MEMBERS PRESENT: Commissioner Thomas B. Bacote
Commissioner Ed Melvin
OTHERS: Cliff Strassenburg, County Manager
James Martin, Deputy County Manager
Cliff Spiller, Asst. County Manager
Karen Musgrave, Staff Attorney
Bob Stanger, County Engineer
Tom Cooney, Staff Engineer
Staff from Sheriff's Department
Staff from Planning Department
Marsha Fogle, Clerk to the Board

Commissioner Bacote called the meeting to order.

1. Approval of Minutes: September 10, 1998

MOTION: Commissioner Melvin moved to approve the Minutes.

SECOND: Commissioner Bacote

VOTE: UNANIMOUS

2. Presentation on Status of the Jail Project

The architects reviewed the design of the building. They noted the following information:

- total square footage: 250,000
- total number of beds: 552 (this is an increase from previous design information)
- estimated cost of project: \$38,500,000 (reduction in cost)

The State has signed off on the design of the building. Some changes have been made to the design in the area of parking spaces for the public and the employees. Parking spaces have been increased to 120 spaces for staff and 80 spaces for the general public. Changes have been made to allow fire trucks to better access the building at the front entrance to the building. There will be fencing around the perimeter of the building (front portion from the entrance at Gillespie Street around the Russell Street side of the building similar to what the City of Fayetteville has around their new police department.) Fencing for the rest of the building on Gillespie Street and around to the back of the building will be chain link fence.

A reduction in the cost of the facility from \$39 million to an estimated \$38.5 million is a result of some fine tuning and making some changes as a result of looking at requirements of the code which will allow us to have fewer windows in the building.

Schedule of Construction:

- site preparation would begin in the early part of 1999 (money is available for this phase)
- bids for the project: April, 1999
- construction to begin in July, 1999

Commissioner Bacote expressed concern about the chain link fence around a portion of the front of the building. He asked what the cost would be to fence the area (front of the building) in a similar manner as the City Police Station. The architects will have some information about the cost at the commissioners' meeting on Monday night, November 16.

ACTION: Recommend approval of the design and instruct the architect to commence preparation of the construction documents.

MOTION: Commissioner Melvin moved to follow the Action noted above to the Board of County Commissioners.

SECOND: Commissioner Bacote

VOTE: UNANIMOUS

3. Update on the renovation of the Old Courthouse

Matt Rooney told the Committee that the building is used for county offices. He noted there are numerous health and safety and historic preservation issues. Numerous changes and alterations have compromised the integrity of the building. Every change to the architectural fabric of the building should consider if it enhances the value of the building. If it does not, changes should be reexamined.

Some of the concerns noted:

- original chandeliers are missing glass covers and light bulbs;
- staircases do not have safety strips and balastrades, newell posts and ironwork have not been cleaned in years;
- stairwells are unpainted with lead paint flaking off of the walls;
- interior woodwork is untreated for termites and is not maintained with varnish to prevent water penetration;
- heating and air conditioning unit is old and the vents are dirty; unit needs to be replaced;
- ceiling tiles are not maintained (broken, water stained and some are missing);
- modern lighting fixtures have broken plastic covers;
- interior partitions installed to create additional offices detract from the appearance of the building;
- the basement is subject to periodic flooding.

Options to remedy some of the problems noted above:

- do nothing;
- restore the building;
- adaptively rehabilitate the building;
- develop a maintenance program for the building.

It was noted that at this point the type of preservation program for the building should be made in consultation with an architectural firm with experience in the development of a preservation program. Also proper maintenance and annual maintenance checks are necessary to provide the County with cost effective office space.

The County Manager said staff needs to identify the key architectural things that need to be preserved and ascertain the cost. Mr. Strassenburg also noted that there is only one person assigned to maintenance of the building.

Note: The 1998 renovation evaluation report is attached to these minutes.

MEETING ADJOURNED