

CUMBERLAND COUNTY FACILITIES COMMITTEE

February 1, 1999

Present: Tom Bacote, Chairman, Board of Commissioners
Breedon Blackwell, Commissioner
Billy R. King, Commissioner
J. Lee Warren, Jr., Commissioner
Cliff Strassenburg, County Manager
James Martin, Deputy County Manager
Juanita Pilgrim, Assistant County Manager
Cliff Spiller, Assistant County Manager
John Bittle, Interim Solid Waste Management Director
Hank Debnam, Mental Health
Donald G. Harrer, Mental Health
Tom Miriello, Mental Health Director
Gordon Johnson, Shuller, Ferris, Johnson & Lindstrom
Rhonda R. Davis, Deputy Clerk to the Board
Press

Commissioner Warren, Chairman of the 1998 Facilities Committee called the meeting to order.

1. Election of Chairman

MOTION: Commissioner King nominated Commissioner Warren for Chairman of the Facilities Committee.

SECOND: Commissioner Blackwell

VOTE: Commissioner Warren was elected Chairman by acclamation.

2. Election of Vice Chairman

MOTION: Commissioner Blackwell nominated Commissioner King for Vice Chairman of the Facilities Committee.

SECOND: Commissioner Warren

VOTE: Commissioner King was elected Vice Chairman by acclamation.

3. Designation of Regular Meeting Date.

The regular meeting date for the Facilities Committee was set for the second Thursday of each month at 8:30 AM.

Mr. Strassenburg asked that Item 4 be discussed last as the Architect had not arrived.

5. Review and consideration of appropriation of funds for:

- carpet installation in the Courthouse on the 5th floor, (halls, offices)
- carpet and vinyl installation in the Courthouse on the 1st floor (Register of Deeds) and carpet on the lower level (Register of Deeds)
- glass replacement in the Courthouse at the end of the building and lower level (Register of Deeds)
- glass replacement in the Courthouse on the 1st floor (front entrance)

Mr. Strassenburg advised the Facilities Committee asked management to determine the costs for carpeting on the fifth floor and Mr. Spiller had obtained the quotes.

Cliff Spiller, Assistant County Manager advised he has the prices, but cannot give specific quotes as the bids have not been awarded. He noted the next step in the process would be to agenda the award of the bids on the next Commissioners meeting agenda. The Board would need to appropriate approximately \$34,000 to carpet the hallways, some offices and conference rooms on the fifth floor. The entire fifth floor will not be carpeted. The costs he noted includes carpeting for the first floor Register of Deeds offices. He advised the high traffic main entrance at the front counter area in the Register of Deeds office would be tiled, as he feels this would be the most economical way to go.

Mr. Spiller then advised the Register of Deeds office on the lower level has complained about a severe draft of cold air at the windows. The price he received includes replacing the glass on the lower level of the Register of Deeds Office (Vital Records Section) and the north end of the first floor. Also glass would be replaced at the very front of the Courthouse on the first floor where the deputies area is located. There is a problem with the sun and heat coming in at this particular area. The approximate cost for the glass replacement would be \$34,000.

Chairman Warren stated the Register of Deeds office currently has plastic covering the windows on the inside to prevent the severe cold draft coming in. He actually pulled back the plastic and felt the draft of air coming in. He feels plastic over windows of the Courthouse does not look very good.

Vice Chairman King asked what type of glass would be used as a replacement.

Mr. Spiller advised thermally broken bronze metal heat glass will be used. This glass cuts 98% of the heat gain/loss and cuts UVA rays.

MOTION: Board Member Blackwell offered a motion to authorize the expenditure to purchase the carpet and glass as outlined by management.
SECOND: Vice Chairman King
VOTE: UNANIMOUS

4. Review and Approval of Plans for Winding Creek Renovation Project.

Mr. Strassenburg advised the Winding Creek building is being renovated for some Mental Health offices to occupy. Originally, the plan was to make some internal renovations throughout the building and to bring it up to code and accommodate Mental Health. The previous renovations done by the prior owner were not done to code. With regard to the skin of the building, the seals around the windows need replacement. The original plan was to do the interior and do the skin at a later date. The plan to renovate the interior and then do the skin five years later will cause a great deal of disruption to the operations. Also, replacement of the skin will have an impact on the interior. Due to these considerations, it was decided it made more sense to do all of the renovations as one project. This will mean the project will take a few more months to complete, but in the long run would be easier. The Finance Committee is to consider the financing of the project at their meeting on February 4th. Mental Health will pay for this project out of their funds. They want to refinance the whole project and attach it to the Jail COPS. The debt service would be paid by Mental Health. By financing the project in with the Jail COPS, the debt payments would actually be lowered. The Architects doing the design work are Shuller, Ferris, Johnson & Lindstrom.

Vice Chairman King asked how much the project will cost.

Juanita Pilgrim, Assistant County Manager stated the total project to include the facility and parking will be \$6 million. There will be \$3 million in COPS. The County has already paid \$1.5 million on the project.

Vice Chairman King asked the square footage of the facility.

Tom Miriello, Mental Health Director stated there will be 42,000 square feet in the facility. He noted Mental Health will be paying all the costs for the facility.

Commissioner Blackwell asked where Mental Health would obtain the funds to pay for the facility.

Donald Harrer stated the money would come from fees charged by Mental Health.

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Mr. Strassenburg advised the two buildings and the parking lot cost \$2 million.

Commissioner Blackwell stated he had major reservations about the condition of this building and what it will take to renovate it. If the building did not meet code, someone had the responsibility to tell the County that it did not meet code. If you are making a \$2 million dollar purchase, someone should have done some inspections. He stated he could not believe the County didn't find out what was wrong with the building before it was purchased. Speaking as one Commissioner, if this were to happen again, he will be very upset. He can't believe the County purchased the building without knowing what was wrong with it. If we have to tear a wall out to see what is inside, then we should do it. We should have asked for a detailed inspection before the County purchased the building. He feels we should follow this type of procedure with future purchases. The problems with this building got by someone and it should not happen again.

Vice Chairman King stated when the numbers are run, the building will still be a good deal, just not as good as we first thought it would be.

Chairman Warren stated he raised concerns about this as well. They knew from the beginning that there was a problem with the windows.

Mr. Strassenburg stated an inspection of the building was done, but they did not tear out the walls.

Mr. Gordon Johnson with Shuller, Ferris, Johnson and Lindstrom arrived at the meeting.

Mr. Johnson stated there were three issues he wished to discuss concerning the building. They are as follows: 1) Discuss options for exterior. 2) Final rendering of exterior. 3) Final plans.

Mr. Johnson noted there are five options for the exterior skin. He presented a handout to the committee. This information is attached and labeled "Exhibit A". He reviewed each of the five options for the exterior with the committee. He advised his preference was Option 1.

Vice Chairman King asked what the life expectancy for Option 1 was.

Mr. Johnson stated the life expectancy is 30 to 50 years. That will also depend on the interior renovations. The life expectancy could be longer, but they have nothing to compare to because this particular skin has not been tested.

MOTION: Commissioner Blackwell offered a motion to approve the Option 1 exterior (E.I.F.S.) as presented for the Winding Creek project.
SECOND: Vice Chairman King
VOTE: UNANIMOUS

Mr. Johnson then presented pictures of the three exterior entrance design choices to the committee. He noted the only difference in the three different choices is the cosmetics and the look.

Vice Chairman King stated the committee and Board of Commissioners have already agreed to move forward with the project. He would like the project team to look at the entrance choices.

Mr. Johnson noted there were no cost impacts for the entrance designs.

It was the consensus of the committee to recommend that the architect meet with the project team and make a decision on the entrance to the Winding Creek facility.

Mr. Johnson noted there had only been some interior plan changes such as minor wall movement. Only minimal changes had been made to the original interior plans.

Vice Chairman King stated he wants to make sure the County gets 42 square feet of space for the \$6 million being spent.

Chairman Warren mentioned the recent change order the Board was asked to approve for one of the new libraries being built. He wants to make sure the plans for the Winding Creek project are reviewed carefully so there won't be any surprises later on.

Commissioner Blackwell stated there was discussion by the Board of Commissioners during their January 25th meeting concerning change orders. He has a problem with change orders. There is the perception that change orders make projects cost more money. He wants the change orders on all projects kept to a minimum. He has a real concern where change orders are involved.

Mr. Johnson stated he does not like to do change orders either because they usually cost the architect money as well as the owner because the architect's price is fixed at the point a change order would occur. Once you begin work on a project, you find things that you didn't know about in the beginning that could cause the need for a change order.

Commissioner Bacote also expressed his desire to have as few change orders as possible.

6. Other matters of concern.

James Martin, Deputy County Manager presented a memorandum to the committee. This memorandum is attached and labeled "Exhibit B". He noted the City-County Liaison Committee had discussed the location of a new recycling drop off center. He and members of the Solid Waste Management department have worked with Jimmy Teal of the City of Fayetteville on this project. They need an action to formally ask the Board of Education to use the site near Pine Forest Senior High School.

John Bittle stated the site would strictly be used as a recycling drop-off center.

Chairman Warren asked what items would be taken at this recycling center.

Charles Whittenton with the Solid Waste Management Department stated the following items would be collected: cardboard, newspaper, textiles, motor oil, antifreeze, batteries, etc.

Chairman Warren asked if glass would be taken.

Mr. Whittenton stated glass would not be taken at this time because the market for glass recycling is not good.

Chairman Warren asked if glass could be collected and ground as it is done at the Ann Street landfill.

Mr. Whittenton stated they could collect glass and grind it, but it would add to the operational costs of this facility.

Chairman Warren stated he feels the County should try to do all it can to promote recycling. Glass could be collected, ground and used for road paving if possible.

Mr. Martin stated this item would need to go to the full Board for a formal request to the Board of Education to allow the county to use the property adjacent to the Pine Forest Senior High School.

MOTION: Vice Chairman King offered a motion to forward this item to the full Board of Commissioners to recommend asking the Board of Education to allow the County to use their property located on Andrews Road adjacent to Pine Forest Senior High School for a new Recycling Drop Off Center.

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**SECOND: Commissioner Blackwell
VOTE: UNANIMOUS**

No other committee concerns were raised.

Meeting adjourned at 11:25 AM.