

CUMBERLAND COUNTY FACILITIES COMMITTEE MEETING
APRIL 8, 2003, 8:00AM

MEMBERS PRESENT: Chairman Lee Warren
Commissioner Breeden Blackwell
Commissioner Kenneth Edge

OTHERS: James Martin, County Manager
Juanita Pilgrim, Deputy County Manager
Cliff Spiller, Asst. County Manager
Amy Cannon, Asst. County Manager
Grainger Barrett, County Attorney
Bob Stanger, County Engineer
Monroe Rascoe, Director, Animal Control
Jonny Smith - Animal Control Department
Rick Reno, CEO, Civic Center
Commissioner Talmage Baggett
Marsha Fogle, Clerk

INVOCATION: Kenneth Edge

1. Approval of Minutes: February 11, 2003

MOTION: Commissioner Edge moved to approve.
SECOND: Commissioner Blackwell
VOTE: UNANIMOUS

2. Consideration of the Vander & Linden Water & Sewer Districts procurement of engineering services

Bob Stanger, County Engineer, noted that a request for engineering services to assist Vander & Linden Water and Sewer Districts was prepared and disseminated to various firms for response. A committee made up of Bob Stanger, Tom Cooney, Amy Cannon and Tom McNeill reviewed the qualifications as submitted. The Committee looked at the following criteria to evaluate the qualification statements:

- Project understanding
- Experience with similar projects
- Project team
- Project approach
- Project schedule estimate
- Local presence and knowledge of the county
- Firm capabilities
- Firm reputation

The Selection Committee and Management make the following recommendations:

1. Select McKim & Creed/The Rose Group to provide engineering services for the Vander Water and Sewer District;
2. Select Marziano & Minier/The Rose Group to provide engineering services for the Linden Water & Sewer District/
3. Instruct staff to negotiate contracts with the above firms and bring them to the Board of Commissioners for approval. If a mutually acceptable contract cannot be negotiated with the above firms, negotiate with The Wooten Company/Averette Engineering for the Vander District. If a mutually acceptable contract cannot be negotiated with Marziano and Minier, the Selection Committee will meet and bring back a new recommendation to the Board.

Commissioner Baggett noted that some of the firms were not happy with our selection, i.e., Hobbs & Upchurch & Associates in particular.

Bob Stanger, County Engineer, noted that fees are pretty much set, based on what the Rural Development will support. The only thing that may be negotiable is the upfront fees.

MOTION: Commissioner Blackwell moved to approve the recommendations of the Selection Committee and Management.

SECOND: Commissioner Edge

VOTE: UNANIMOUS

Commissioner Baggett noted that Eastover has received a \$2.3 million grant and may be interested in extending sewer across I-95 to serve the interchange. It would also serve a portion of the Bethany area.

4. Update: Animal Control Shelter Project

Bob Stanger, County Engineer, noted that the Facilities Committee directed staff to begin the planning and programming efforts for this new facility in October, 2002. He said that a majority of the efforts to date have focused on site location issues. He said the programming will follow the mission statement of the Animal Control Department.

Mr. Stanger noted that the existing facility is "woefully" inadequate both in terms of size and layout of the functional spaces. The 69 kennels provide little or no isolation for incoming animals or quarantine for diseased animals. Currently there are between 3 and 5 dogs per kennel at any given time, except for the few kennels that are used for animal cruelty cases and dog bite cases.

The first attempt to quantify the space needed was done in 2001. It was estimated that a minimum of 204 dog kennel runs and 150 cat cages would be needed in a new facility. Based on 56 sf per kennel run and 12 sf per cage (industry standards) the area needed to house dogs and cats is 13,224

sf. In addition the area required for other functions in the facility was estimated to be 9,776 sf., for a total of 23,000 square feet, including a stand alone barn structure. Estimate project cost is \$100 per sf. This does not account for any future growth in the Animal Control Department. Staff will continue to refine the preliminary program and include input from the Animal Control Board as well as other interested groups in the community. Estimated cost of the facility: \$2.8 million.

Commissioner Warren noted that while the county wants a functional building, he hopes it can also be more economical. Mr. Stanger said his staff understands the need for a functional, economical building for the Animal Control Department, and one that can be expanded if necessary.

Commissioner Blackwell suggested we look to see if there is a prototype somewhere we could look at and perhaps copy.

Commissioner Baggett said he would like to take advantage of the study done by the consultant, and ask the consultant to review our plans at some point. He noted he hoped that the Animal Control Department could someday be accredited.

Commissioner Warren suggested that perhaps we could get some assistance from NC State in its engineering and design department.

No action needed.

5. Consideration of Coliseum Complex Capital Improvements

The Board of Commissioners previously approved Phase I of some roofing repairs/replacement for the Crown Complex to be completed prior to the Festival of Flight activities scheduled in May.

Phase II of the work includes removal and replacement of mortar joints on the brick veneer walls of all three buildings, as well as replacement of deteriorated caulking around doors, windows and coping stones at roof parapet walls, cutting in wall weeps where needed and repairing damaged coping stones on the Auditorium. This work must be done prior to the remaining roof replacement work. Estimated cost is \$683,100.

Phase III of the work includes replacement of the balance of the roof areas not already completed. This work is planned for Spring 2004. Estimated Cost is \$1,287,500.

Since 1992 the following roof repair work has been accomplished on the Arena, Auditorium and Expo Center:

Retrofit of roof areas A,B,C,D,F,I,&J on the Arena and office/lobby at a cost of \$95,000.

Retrofit of roof areas K,L,N&O on the Auditorium and Canopy at a cost of \$99,000.

Tear off and replacement of roof system and metal deck on roof area (I) and miscellaneous repair work on the balance of roof areas on the Expo Center and repair of roof membrane on roof area (K) on Auditorium caused by wind uplift at a cost of \$47,608.

The County Engineer recommends:

- approve the Phased approach to the roof and wall improvements necessary to make the Arena, Auditorium and Expo Center water-tight;
- initiate Phase II wall improvements once management has identified the funding source for the work.

In response to a question concerning the Arena and Auditorium, Rick Reno noted it is a plus for the county to have it and is beneficial to the operation of the entire Coliseum complex. He noted he is utilizing these two buildings for smaller shows that want to come to our area. He is project a \$95,000 increase in revenues as a result of using these two buildings for FY04.

Commissioner Edge noted that new risers have been installed in the arena which were badly needed. The new risers do not require as much labor to set up as the old ones.

MOTION: Commissioner Edge moved to follow the County Engineer's recommendations.

SECOND: Commissioner Blackwell

VOTE: UNANIMOUS

In response to a question about whether funding can be found to start Phase II, the Manager indicated that we may be able to use funds left from the new Detention Center. The Finance Department will investigate to determine if we can utilize the funds without going by the Local Government Commission.

6. Other matters of concern

The Committee thanked Rick Reno for working with the Agriculture group in providing the facility for its use.

Rick Reno commended Bob Stanger and Sam Lucas for all of their help in assuring the timely completion of Phase I of the roofing project at the complex.

MEETING ADJOURNED: 9:25