

CUMBERLAND COUNTY FACILITIES COMMITTEE MEETING
OCTOBER 11, 2005 – 8:30 AM
REGULAR MEETING

PRESENT: Chairman Diane Wheatley
Commissioner Jeannette Council
James Martin, County Manager
Juanita Pilgrim, Deputy County Manager
Amy Cannon, Assistant County Manager
Cliff Spiller, Assistant County Manager
Grainger Barrett, County Attorney
Bob Stanger, County Engineer
Susan Nicholson, Animal Control Director
Sheriff Earl Butler
Cuyler Wyndham, Chief Deputy
Howard Lloyd, Sheriff's Dept. Budget Officer
Sara VanderClute, Public Information Officer
Walter Vick, Architect
John Garner, Schnabel Engineering
Ann Hymes, Deputy Clerk

1. Approval of Minutes

MOTION: Commissioner Council moved to approve.
SECOND: Commissioner Wheatley
VOTE: UNANIMOUS

2. Bids for Crown Arena & Theater Renovation Project

Bob Stanger, County Engineer, said bids were received for the initial phase of improvements at the Crown Arena and Theater. The low bid was received by D. S. Simmons, Inc. in the amount of \$1,137,000 for the base bid work. This includes:

1. Renovations to the theater, lobby and mezzanine concessions
2. ADA toilets and concessions on the main floor
3. Arena dressing rooms and lounge renovations at the basement
4. Structural reinforcement of the arena elevated floor slab
5. New exit at the basement level

In addition, alternate bids were received for:

Alternate #1. Skylight atrium
Alternate #2. Arena lobby floor and ceiling renovations
Alternate #3. Carpet at the theater stairs and aisles in the seating area
Alternate #4. Renovations in the theater restrooms

The established budget for the project is \$1,160,000 including design fees. The low base bid plus design fees is \$1,281,950 leaving a shortfall of \$121,950. A contingency fund in the amount of \$60,000 is recommended for asbestos removal, theater stage lift and general project contingencies. The total additional funding required for the project is \$181,950. There are funds remaining from the Crown roof replacement project and wall repair project to make up this shortfall. Commissioner Wheatley inquired about the use of the contingency funds. Mr. Stanger explained that when legitimate changes to the scope of work arise outside the contract, money is set aside to pay for them. These funds are used only when recommended by the Architect and approved by the County Manager. All change orders must be approved by the Board of Commissioners. The cost, \$186,000, to include the skylight atrium was discussed. The County Manager said there may be some money left from other coliseum projects that could be used to pay for the alternate items.

MOTION: Commissioner Council moved to recommend to the full Board acceptance of the bids for the Crown Arena and Theater Restoration Project with instruction for management to look for money for the alternate items 1 through 4, award a contract to D.S. Simmons, Inc. in the amount of \$1,137,000 for the base bid work, and establish a \$60,000 project contingency.

SECOND: Commissioner Wheatley

VOTE: UNANIMOUS

The recommendation will be presented to the Board of Commissioners at the October 17, 2005 Board of Commissioners' Meeting.

3. Bids for Animal Control Center & Sheriff's Training Center Project

Bob Stanger said bids were received for construction of the Animal Control Center and Sheriff's Training Center Project. The low bid was submitted by Bordeaux Construction in the amount of \$6,460,000 for the base bid work. The cost for the Animal Control Shelter is \$3,768,156, and the cost for the Sheriff's Training Center is \$2,691,844. In addition to the base bid which includes buildings, finish grading and site improvements, alternate bids were taken to include:

Alternate G-1	Enhanced floor package (base bid is sealed concrete)
Alternate G-2	Enhanced animal care equipment
Alternate G-3	Additional kennels (base bid includes kennels for immediate needs)
Alternate G-4	Crematory equipment & walk-in freezer
Alternate G-5	Barn and ancillary equipment
Alternate G-6	Firing range equipment
Alternate G-7	Vehicle bay extension for Sheriff's Training Center
Alternate G-8	Emergency generators for both facilities
Alternate G-9	Driver training site work
Alternate G-10	Horizontal Metal Siding
Alternate G-11	Mechanical systems controls by Johnson Controls, Inc. (base bid includes controls)

In addition to the base bid, the project team recommends Alternates G-4, G-5, G-8 and G-11 be accepted for the Animal Control Center, and Alternates G-6, G-7, G-9 and G-11 be accepted for the Sheriff's Training Center. The current construction budget for the Animal Control Center, not including the site work under construction is \$3,444,362. The base bid plus the recommended alternates and a 2% contingency is \$4,163,407 leaving a budget shortfall of \$719,045. Management is considering options for the additional funding. Amy Cannon, Assistant County Manager, said that in 2000, the County upgraded the financial software. Currently there is approximately \$750,000 remaining in that account. She recommended to the County Manager that those funds be used for the Animal Control Center.

The current construction budget for the Sheriff's Training Center, not including the site work under construction, is \$3,108,654. This includes \$1.7 million in drug forfeiture fund balance funds. The base bid plus the recommended alternates and a 2% contingency is \$3,336,481, leaving a budget shortfall of \$227,827. James Martin, County Manager, suggested removing Alternate G-9, driver training site work, until additional funds are available. Arrangements can be made with the Crown Coliseum to allow the Sheriff's Department to continue using the parking area for law enforcement training. Mr. Stanger pointed out that if the County decides to do this work at a later time, the construction contractor has no obligation to do the work at the current price. The current bid is good for 60 days. The bid would be a separate project and renegotiated based on construction costs at that time.

Howard Lloyd, Budget Officer for the Sheriff's Department, said that through forfeiture money and money in their budget, the shortfall for the Sheriff's Training Center could be reduced to approximately \$200,000.

MOTION: For the Animal Control Center, Commissioner Council moved to recommend to the full Board acceptance of the bid, award a contract to the low bidder for the base bid plus Alternates G-4, G-5, G-8 and establish a 2% contingency fund for a total of \$4,163,407 which leaves a shortfall of \$719,000 to be covered by remaining funds from a project with Information Services.

SECOND: Commissioner Wheatley

VOTE: UNANIMOUS

MOTION: For the Sheriff's Training Center, Commissioner Council moved to recommend to the full Board acceptance of the bid, award a contract to the low bidder for the base bid plus Alternates G-6 and G-7 and establish a 2% contingency fund.

SECOND: Commissioner Wheatley

VOTE: UNANIMOUS

The recommendations will be presented to the full Board at the October 17, 2005 Board of Commissioners' Meeting.

4. Update on the Lake Upchurch Dam Restoration

John Garner, Schnabel Engineering, said the Lake Upchurch Dam Restoration plans have been submitted to the Federal Energy Regulatory Commission for their review and comment. He anticipates a reply in 45 to 60 days. Schnabel Engineering will make final revisions to the plans based on their comments. He recommended moving ahead with the bidding procedure prior to receiving the FERC final comments. A short slide presentation was provided recapping the history of the project. As the project progressed, additional FERC requirements were received. In a former presentation to the Board, the County Engineer related that the cost was escalating because the scope of the project has changed. Mr. Garner stated that they are still within the original budget but have not finished the project. To finish the project they will need \$101,000. The initial contract was \$137,000. Schnabel Engineering is requesting an additional \$68,000.

MOTION: Commissioner Wheatley moved to recommend the changes as presented with a presentation to the full Board of Commissioners' at the first meeting in November.

SECOND: Commissioner Council

VOTE: UNANIMOUS

5. Other Matters of Concern

Bob Stanger said bids were received for the construction of the new parking lot on Russell Street at the former County Sign Shop property. The parking lot will provide additional parking for the Community Corrections Center. The low bid was submitted by Barnhill Construction Company in the amount of \$112,270. A 5% contingency in the amount of \$5,610 is requested for the project. The project is being funded from the Capital Reserve Fund established by the Board of Commissioners this fiscal year.

MOTION: Commissioner Council moved to follow the recommendation of the County Engineer and management to accept the bid for the Russell Street Parking Lot Project, award a contract to the lowest bidder, Barnhill Construction Company, establish 5% contingency for justifiable changes to the scope of the work that is recommended by the Project Engineer and authorized by the County Manager, and approve the associated budget revision.

SECOND: Commissioner Wheatley

VOTE: UNANIMOUS

The recommendation will be presented to the full Board at the October 17, 2005 Board of Commissioners' Meeting.

Bob Stanger stated that Johnson Controls, Inc. is presently under contract with the County to install certain energy savings retrofit work of which a part is the replacement of the main energy plant at the Public Health Center. This component of the Guaranteed Energy Savings Contract involves replacing the existing boiler, chillers, cooling tower and ancillary pumps and motors with new energy efficient units of similar size. The scope of the project was determined prior to the planned renovations of the Public Health Center. The renovation project includes a 7,000 to 8,000 square feet expansion of the facility which will require heating and cooling. It was determined that the existing boiler capacity is sufficient to meet the heating requirements of the expanded facility, however the cooling capacity of the chillers and cooling tower must be increased by 50 tons. The proposal from Johnson Controls is to upsize the chillers from 100 to 125 tons each, increase the size of the cooling tower to accommodate 250 tons of cooling, provide new primary and secondary chilled water pumps, new variable speed drives, additional sensors and controls. Normally the proposed revision would be handled as a change order to the contract; however, this is not permitted under the guaranteed energy savings performance contract. Funding for this proposal would come from the budget established for Phase I Renovations to the Public Health Center.

MOTION: Commissioner Council moved to follow the recommendation of the County Engineer and management and accept the proposal from Johnson Controls, Inc. in the amount of \$133,500 for upsizing the chillers and cooling tower for the Public Health Center with funding to come from the budget established for the Public Health Center Renovation Project.

SECOND: Commissioner Wheatley
VOTE: UNANIMOUS

This recommendation will be presented to the full Board at the October 17, 2005 Board of Commissioners' Meeting.

MEETING ADJOURNED: 10:00 AM