

CUMBERLAND COUNTY FACILITIES COMMITTEE MEETING
FEBRUARY 14, 2006 – 8:30 AM
REGULAR MEETING

PRESENT: Chairman Diane Wheatley
Commissioner Breeden Blackwell
Commissioner Jeannette Council
James Martin, County Manager
Juanita Pilgrim, Deputy County Manager
Cliff Spiller, Assistant County Manager
Amy Cannon, Assistant County Manager
Sara VanderClute, Public Information Officer
Bob Stanger, County Engineer
Wayne Raynor, Health Department Director
Susan Nicholson, Animal Control Director
Al Brunson, Facilities Maintenance Manager
Howard Lloyd, Sheriff's Office
Ann Hymes, Deputy Clerk

1. Appointment of Chairman

MOTION: Commissioner Blackwell moved to appoint Commissioner Wheatley as Chairman.

SECOND: Commissioner Council

VOTE: UNANIMOUS

2. Selection of Meeting Date

The committee set the second Tuesday of each month at 8:30 AM as the regular meeting date. Special meetings will be called as necessary.

3. Approval of Minutes

MOTION: Commissioner Council moved to approve.

SECOND: Commissioner Blackwell

VOTE: UNANIMOUS

4. Change Order #1 – Eastover Recreation Center

Bob Stanger, County Engineer, stated that Change Order #1 for M & E Contracting, Inc. is in the amount of \$20,965.78 for additional work on the Eastover Recreation Center Project. The contractor encountered wet soil conditions during the initial clearing and excavation of the site prompting additional work and stone fill under the exterior and interior load bearing footings. At the time of the contract award, the Board approved a project contingency of \$98,315 which will be used to fund the change order.

MOTION: Commissioner Blackwell moved to approve Change Order #1 for M & E Contracting, Inc. in the amount of \$20,965.78 and revise the total contract amount to \$1,987,257.78 for the Eastover Recreation Center Project.

SECOND: Commissioner Council
VOTE: UNANIMOUS

5. Discussion of Health Department Renovation Project Cost

Bob Stanger reported that design development drawings for the Public Health Facility renovations are nearing completion; however, there are funding considerations that need to be addressed prior to preparation of construction plans and specifications. The early date to let bids for the first bid package is May 2006, but this may change depending on how the Board wants to proceed with this project. The County Manager remarked that a \$6 million dollar project was originally proposed but the cost has substantially increased exceeding original estimates.

Wayne Raynor, Health Department Director, provided a handout from Calloway, Johnson, Moore & West to include the Facility Master Plan Preliminary Budget dated 3/10/2005 and the Cumberland County Department of Public Health Project Budget Projections dated 1/31/06. He reviewed the Preliminary Budget line items to indicate how the \$6 million dollar figure was arrived at, as well as items in the Projected Budget indicating the \$10 million dollar project costs. James Martin made a recommendation to the Facilities Committee that the Health Director ask the Board of Health to review the Facility Master Plan and cost projections and bring their recommendation back to the Facilities Committee. He also noted that phasing of the work is a very important and complicated issue. Bob Stanger recommended that the Architect be contacted and work be suspended until the funding issue can be resolved. Discussion continued on the possibility of vacating the building during the renovations allowing a shorter time frame for completion. This would involve moving the Health Department to another facility.

MOTION: Commissioner Blackwell moved that this issue be taken back to the Board of Health and that their recommendation be brought back to the Facilities Committee.

SECOND: Commissioner Wheatley
VOTE: UNANIMOUS

6. Discussion of Courthouse Security and Plaza Renovation Project

Bob Stanger stated the construction plans for the first phase of the Courthouse Security and Plaza Renovation Project are 98 percent complete. The final plans should be received next week. This phase includes construction of the new lobby addition, demolition and replacement of the stairs and landings at the main entrances to the Courthouse and Law Enforcement Center, new handrails and new waterproofing at the tunnel between the buildings. Bids will be received within 45 days and construction is expected to begin in April. The second phase will include plaza

renovations and the final phase includes the parking lot. Each contract will overlap by 30 days.

7. Update on the Sheriff's Training Center and Animal Control Facility

Bob Stanger reported that construction on the Animal Control/Sheriff's Training Facility began in December 2005. The contract time is 360 calendar days. Significant work to date includes building lay-out, installation of foundations, curb and gutter and stone base in the parking lot and and drives, plumbing and electrical under slab rough-in work. The floor slab for the Sheriff's Training Center is scheduled to be poured on February 20th. The project is about 10 percent complete. Commissioner Council asked if the Animal Control facility includes any changes regarding limiting the number of animals that are sold on the side of the road. Susan Nicholson, Animal Control Director, said it would have no affect on the new facility.

8. Other Matters of Concern

Bob Stanger reported that construction began in December 2005 on the Crown Arena and Theater renovations. The contract time is 180 calendar days. Work, to date, includes demolition of the office core area in the main lobby, demolition in the arena basement, asbestos remediation where required, demolition of exterior wall for new entrance at the basement level, installation of new metal studs in the concessions/restroom areas, mechanical, electrical and plumbing rough-in. The project is approximately 40 percent complete.

Bob Stanger reported on the Russell Street parking lot. Work completed, to date, includes demolition of the existing asphalt and rough grading of the site. On January 5th, the contractor attempted to proof-roll the subbase; however, there were numerous areas of standing water and the site did not appear to be graded to drain adequately. The contractor was instructed to regrade the site and allow the subbase to dry out before scheduling another inspection. This was done and the site was proof-rolled on January 31st. It was found necessary to backfill the site with select material. A change order will be executed for the cost of the additional work which is estimated to cost approximately \$4,500. A contingency fund was approved for this project so funds are available to cover the additional work.

Commissioner Wheatley asked for a list of all the County-owned buildings. The County Manger said he would provide her with the list.

MEETING ADJOURNED: 9:35 AM.