

CUMBERLAND COUNTY FACILITIES COMMITTEE MEETING  
May 9, 2006 – 8:30 AM  
REGULAR MEETING

PRESENT: Chairman Diane Wheatley  
Commissioner Breeden Blackwell  
James Martin, County Manager  
Juanita Pilgrim, Deputy County Manager  
Cliff Spiller, Assistant County Manager  
Amy Cannon, Assistant County Manager  
Grainger Barrett, County Attorney  
Bob Stanger, County Engineer  
Sara VanderClute, Public Information Officer  
Wayne Raynor, Health Department Director  
Eddie Beale, Health Department  
Al Brunson, Facilities Maintenance Manager  
Linda Priest, Clerk of Court  
David Mullins, Architect  
Marshal Isler, Downtown Development Corp.  
Ann Hymes, Deputy Clerk

1. Update on Health Department Project

David Mullin, Project Architect, provided a presentation on the Health Department Project. The building is approximately 30 years old and has had no major upgrades in its history. It has become very overcrowded as services have evolved greatly over the past 30 years. Four options were presented to the Committee. The option recommended by the Board of Health (Option #2) would be a complete renovation of the building costing approximately \$10.2 million. The entire building needs renovations to bring it up to current codes. It would involve 28 moves and 36 to 41 months of construction time. Temporary quarters may have to be found elsewhere for several departments. A 9,000 square foot addition would be added to the front of the building. The WIC Program is the most crucial area. It would be moved to the first floor addition along with Pharmacy and Medical Records. Option #3 would involve renovations done in a 28 phase plan on the existing first, second and third floors. Option #3A would include alterations to the first through fourth floors. The fourth floor alterations would mainly include new air handling and sprinklers, and carpet replacement. Option #1 would be construction of a new facility. The total project cost for a new facility would be approximately \$22.3 million dollars, to include an 8% contingency estimate. The estimated construction time for Option #1 would be 28 months to include 8 months of design. The estimated construction time for Option #2 would be 41 months to include 4 months of design time. A substantial amount of time and money could be saved if the department found another building to move into during the renovation period. The estimated construction time for Options #3 and #4 would be 39 months to include 4 months of design time; however, these options do not solve significant functional problems of the Health Department. The Board of Health voted to recommend Option #2 that includes the 9,000 square foot expansion and renovations to all four floors at an estimated cost of \$10.2 million.

Discussion continued on the possibility of moving the entire Health Department off-site. Wayne Raynor said construction time could be reduced to 22 to 28 months compared to 41 months. James Martin said the staff was obligated to consider Option #1. Ideally, and if funds were available, by building a new facility, other county offices could be located in the present Health Department or the building could be sold.

Commissioner Blackwell recommended that the County Manager obtain an estimate on what it would cost to move everyone out of the Health Department while the renovations are being made, and to bring his recommendation back to the Facilities Committee. Commissioner Wheatley added that financing information for Options #1 and #2 be included in the report, as well as how the County could pay for it, and what additional funds will be available by construction time. David Mullins remarked that two key issues are: (1) if the work is done in phases, four different contractors may have to coordinate on the project, whereas if the building is vacated, one contractor can do the entire project; and (2) the range of cost to move the staff to another location. The County Manager concurred with the Committee's recommendation.

2. Discussion of Downtown Parking Study

Marshal Isler stated that the recently completed Downtown Parking Study determined that by 2008, the usage of existing downtown parking would exceed that which is generally accepted for downtowns. After meetings with the city and county staff, Cumberland County Business Council is recommending the development of an 850 space parking deck on the city owned lot behind the old courthouse, between Franklin and Russell Streets, with construction and operations to be paid from a joint city/county parking fund. CCBC recommends the City Council and County Commissioners adopt a Resolution to pursue the development of the parking deck and adjoining property. James Martin said it was his understanding that the city and county would pledge that any increase in the tax base that occurs in a defined downtown area would be pledged to pay off the debt for construction of the deck. The major policy issue is the operational cost of the deck. Mr. Isler said a Municipal Parking Committee could be created to oversee the parking fund and the development of the complex. It was the general consensus that more financing information is needed. Commissioner Blackwell recommended that the City and County Managers and their staff, along with CCBC, meet and address financing concerns and bring back to the Facilities Committee in 90 days. Commissioner Wheatley asked the County Manager to meet with each Commissioner one-on-one to obtain their input.

3. Upgrades to Clerk of Court's Office

Cliff Spiller stated that the Clerk of Superior Court made a request in 2003 that worn-out and unusable furniture be replaced with cubicle workstations. Bids are in for replacing the carpeting and modular workstations. The low bidder on the workstations is Office Sales, Inc. at \$151,255.45. Staff requested and received bids for both rolled carpet and carpet tiles. The low

bid for rolled carpet was submitted by Tew Tile & Carpet at \$18,825.59. The carpet tile specs were for 20 oz. tiles. Bids were received for 26 oz. tiles by Tew Tile & Carpet for \$35,120.13, and for 28 oz. tiles by Bonitz at \$35,190.13. The estimated cost of related wiring and electrical work is \$12,500. Sufficient funds have been budgeted for this project.

**MOTION: Commissioner Blackwell moved to approve and forward to the Board of Commissioners the following:**

- A) The Office Sales, Inc. bid of \$151,255.45 for workstations.**
- B) The carpet tile bid of Bonitz Flooring Group, Inc. in the amount of \$35,190.13.**
- C) \$12,500 budget for related electrical work.**

**SECOND: Commissioner Wheatley**

**VOTE: UNANIMOUS**

4. Status Report on County Construction Projects

Bob Stanger reported that the first phase of the Courthouse Security and Plaza Renovations Project was bid on March 23, 2006. Only two bids were received. The Project was readvertised for bids on April 20<sup>th</sup>. The low bid was submitted by Graham Construction in the amount of \$797,980. Currently the architect is discussing some opportunities for cost savings with the low bidder. The bid was \$148,000 over the Engineer's estimate of this phase of the project. The total project is budgeted at \$2.5 million, to be done in three phases. Phase I includes the lobby expansion and plaza renovations. Phase II includes the balance of the plaza renovations. Phase III includes the parking lot. The bids are good for 60 days. A decision must be made by mid-June to reject or award the bid to the lowest responsible bidder.

Construction on the Animal Control/Sheriff's Training Center began in mid-December, 2005. The project is about 30% complete. At this point, all the floor slabs have been poured on both buildings, masonry walls are being erected in the Sheriff's Training Center. Undercut and backfill operations at the Sheriff's Driver Training Pad have been completed.

The Crown Arena/Theater renovations have been under construction since December, 2005. Construction is about 55% complete. The new atrium in the lobby should be installed within the next 30 days.

The contractor has completed installation of additional fill material to stabilize the Russell Street Parking Lot site. Asphalt surface course will be installed by May 15, 2006.

The Lake Upchurch Dam Restoration Project engineer submitted the final plans and specifications to the regulatory agencies. Authorization to begin construction should be received within the next week to ten days. A project update was mailed to all property owners.

Preliminary plans for the Gillespie Street Parking Lot have been received, reviewed and sent back to McKim & Creed, Project Engineers. Final plans are expected within the next two weeks. The project will then go out for bids.

Regarding the Cedar Creek Business Center Landscaping, Irrigation and Signage, the contractor is 90% complete with the landscaping and irrigation. The concrete base for the main identification sign was poured on May 2, 2006. The project should be completed in approximately 45 days.

The Historic Courthouse Re-roofing plans and specifications have been prepared and a pre-bid conference is being held May 9, 2006. Bids will be received on May 17, 2006.

The contractor for the Cumberland Industrial Center Production Drive Extension has completed grading, aggregate base course and the asphalt binder course for the road extension. Work should be finished in the next two to three weeks.

5. Other Matters of Concern

At the last Facilities Committee Meeting, Commissioner Wheatley requested, and received, a list of all county owned buildings. She asked how the buildings are maintained. The County Manager replied that Al Brunson was hired as Facilities Maintenance Manager to oversee building maintenance for the county and is doing a very good job.

MEETING ADJOURNED: 10:20 AM