

CUMBERLAND COUNTY FACILITIES COMMITTEE
August 14, 2007 – 8:30 AM
REGULAR MEETING

PRESENT: Commissioner Diane Wheatley
Commissioner Billy King
Commissioner John Henley
James Martin, County Manager
Juanita Pilgrim, Deputy County Manager
Cliff Spiller, Assistant County Manager
Amy Cannon, Assistant County Manager
Grainger Barrett, County Attorney
Harvey Moore, Assistant County Attorney
Sara VanderClute, Public Information Officer
Bob Stanger, County Engineer
Al Brunson, Director of Electrical & Mechanical
Wayne Raynor, Public Health Director
Eddie Beale, Public Health
Jeff Reitzel, Moorman, Kizer & Reitzel, Inc.
Bob Peters, Landscape Architect
Andrew Barksdale, Reporter – The Fayetteville Observer
Marie Colgan, Deputy Clerk

Commissioner Henley called the meeting to order at 8:40 AM. Chairman King arrived at 8:42 a.m.

1. Approval of Minutes: June 12, 2007

MOTION: Commissioner Wheatley moved to approve.
SECOND: Commissioner Henley
VOTE: Unanimous

2. Closed Session: Attorney-Client Matter NCGS 143-318.11 (a) (3)

MOTION: Commissioner Henley moved to go into Closed Session for the above noted item.

SECOND: Commissioner Wheatley
VOTE: Unanimous

MOTION: Commissioner Henley moved to go back into Open Session.

SECOND: Commissioner Wheatley
VOTE: Unanimous

MOTION: Commissioner Henley moved to defer action on the bids for the Courthouse Plaza renovations until further information is received regarding this item.

SECOND: Commissioner Wheatley
VOTE: Unanimous

Bids on Courthouse Plaza Renovations (Item # 6)

Project Engineer Jeff Reitzel reviewed components of the low bid received for the project.

Mr. Stanger advised that the bids received for this project are good for 60 days. Mr. Reitzel reviewed the different phases of the bid for the project: total site work cost \$1,825,695; total landscaping cost is \$1,369,453, making a total project cost of \$3,195,148. Commissioner Wheatley voiced concern with the project being over budget and discussion ensued regarding how to bring the project back to within the budgeted amount.

3. Presentation of Final Schematic Design of Public Health Building

Mr. Mullins, project architect, stated that an earlier presentation showed the conceptual design of the new Public Health building. This presentation is for the final schematic plan with some additional tweaking that will be needed. As a reminder to members, initially the gross area was 100,000 square feet; building cost of \$18,000,000; and project cost of \$22,474,000. County Manager Martin interjected that this does not include the \$2M cost that has been discussed for information technology additions. Mr. Mullins added that the \$22,474,000 figure contains a 10% contingency plan for unforeseen items. Commissioner Wheatley questioned why the building could not be downsized by eliminating some of the areas, particularly the conference room areas and coordinating with the Department of Social Services for joint use of their meeting rooms. Mr. Raynor explained that the conference rooms can later be converted to more usable space as "surge space" when needed in the future. Mr. Mullins stressed that the building has been planned to be flexible for future change needed for expansion. The current project schematic design numbers are projected at 103,367 square feet of gross area; \$17,960,016 as estimated building cost; and \$23,197,114 total project cost (exclusive of IT hardware and software). Mr. Mullins noted that the project is so far on time and under budget. Deputy County Manager Pilgrim questioned why this building could not be similar to the Social Services building with regard to design and color. Mr. Mullins explained that the building materials which are being used are lightweight and more economical than the materials used for the DSS building, but that the building will be durable. It was agreed that the coloring of the building should complement the coloring of the DSS building.

Mr. Mullins advised that another update on the design development will probably be given in late October or early November. Commissioner King questioned whether there would be space at this campus for Mental Health as envisioned in earlier years. Mr. Raynor advised that there could be co-location of some functions to some extent.

Mr. Mullins advised that some discussion has taken place about adding another 1,500 to 3,000 square feet on top of one end of the 2nd floor, making additional space on the third floor

ACTION: By consensus of the Committee, it was agreed to move forward with the Public Health building project.

4. Bids for the New Courthouse Cooling Towers Replacement

Mr. Stanger referred members to their handout and presented background information on this item. He further stated that the recommendation is to accept the bids for the Courthouse Cooling Tower Replacement Project and award a contract to Johnson Controls, Inc., in the amount of \$405,767; to establish a project contingency in the amount of \$10,150 for justifiable changes in the scope of the project recommended by the project engineer and approved by the County Manager and to approve the budget revision for this project.

MOTION: Commissioner Wheatley moved to approve the recommendation as presented and to forward this recommendation to the full Board.
SECOND: Commissioner Henley
VOTE: Unanimous

5. Temporary Parking During Courthouse Renovations

County Manager Martin advised that initial parking lot plans for South Kennedy Street and Person Street were estimated at \$100,000 for temporary parking during the construction period at the Courthouse, but a permanent plan with paving could be considered at \$500,000. Mr. Stanger reviewed the different locations being used for temporary parking and advised that under the current plan, the County will be losing 75 parking spaces with the changes to the Courthouse parking. Committee members agreed that discussion on this item can be included in the information brought back to the Commissioners' first meeting in September on the Courthouse Plaza renovation bid.

MOTION: Commissioner Henley moved to refer this item and item #6 to the full Board without a recommendation but for the staff to make every attempt to pare the bid on the Courthouse Plaza renovations to bring it much closer to the estimated project budget figure.
SECOND: Commissioner Wheatley
VOTE: Unanimous

Mr. Stanger advised that he will discuss cost ideas with management before approaching the contractor about changes and will check to see if there is a possibility that the bid date can be extended so that the information can be brought back to the next Facilities Committee in order for it to be taken to the mid September Commissioners' meeting.

6. Bids on Courthouse Plaza Renovations

See Item # 2 for discussion and motion.

7. Other Matters of Concern – none stated.

MEETING ADJOURNED: 10:15 AM