

CUMBERLAND COUNTY FACILITIES COMMITTEE
January 8, 2008 – 8:30 AM
REGULAR MEETING

PRESENT: Commissioner Diane Wheatley
Commissioner Billy King
Commissioner John Henley
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
Harvey Raynor, Assistant County Manager
Sara VanderClute, Public Information Officer
Bob Stanger, County Engineer
Al Brunson, Director of Electrical & Mechanical
Wayne Raynor, Public Health Director
Jody Risascher, Library Director
Howard Lloyd, Finance Officer – Sherriff's Office
Robbie Ferris, First Floor Developers
Jeff Reitzel, Moorman, Kizer & Reitzel, Inc.
David Mullins, Calloway, Johnson, Moore & West
Carroll Beard, On-Site Construction Manager (Public Health Bldg)
Marie Colgan, Deputy Clerk

Commissioner King gave an invocation and called the meeting to order at 8:33 AM.

1. Selection of Chair for 2008

MOTION: Commissioner Henley moved to appoint Commissioner King.
SECOND: Commissioner Wheatley
VOTE: Unanimous

2. Approval of Minutes: September 11, 2007

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

3. Presentation from Robbie Ferris on the new Western Branch Library

Robbie Ferris provided a handout and discussed in detail each page regarding the design of the new Western Branch Library. Mr. Ferris stated that the building being presented would be the first LEED platinum building of this type in the nation, which means that it will have the highest environmental and conservation rating for a building designed based on performance characteristics; such as, energy savings/energy generated and environmental friendliness. He advised that the site chosen was large enough to put other facilities there in the future. Commissioner Henley voiced concern over the closeness of the railroad, but Mr. Ferris assured him that there would be appropriate buffers used to protect the children. Mr. Ferris informed members that the Cafeteria, Multipurpose Room and the School Media Center could be used for after-hours activities. Mr. Ferris advised that his company is purchasing solar panels (\$8 million

cost with \$4 million recovered in tax credits over 30 years) to be used on the roof to generate electricity. The building will make more electricity than it will use (energy generated will be sold). The average cost of utilities for an elementary school is \$1.30 per square foot, but this building would be \$.70 per square foot – savings of about \$60,000 per year. Discussion ensued regarding the advantages of using the Capital Lease program for financing in lieu of traditional financing and the advantages of using solar panels. On Friday, a presentation will be made to Associate Superintendent Tim Kinlaw and draft contracts will be provided. If the school system makes a decision to proceed with a Capital Lease, then it will come back to the Commissioners for action.

4. Discussion on Request from Sheriff's Department to Fence Sheriff's Training Center – Bob Stanger referred members to the memo from the Sheriff's office with a request for fencing the Sheriff's Training Center due to security and liability issues since the facility is not manned 24 hours a day. He is bringing the request to this Committee to make it aware of a change to a county facility. James Martin added that drug forfeiture funds will be used for the fencing, so no request is being made for funds. Commissioner Henley stated that he did not feel that barb wire is needed for the top of the fence. Mr. Stanger questioned whether consideration could be given to fencing the Animal Control facility at the same time. After discussion, the consensus of the Committee was to move forward with fencing the entire complex, but without the barb wire at the top of the fence.

5. Update on Public Health Center – Bob Stanger advised that an update on the Public Health Center building with the finalized floor plans will be presented by David Mullins and as well as an alternate procurement process option for the facility. Mr. Mullins advised that they are looking for completion in 4 to 6 weeks of the construction drawings and presented a power point presentation of the 108,352 square foot building. Detailed estimates have been made and they are under budget at this point with a substantial contingency. Mr. Mullins asked that a Construction Manager At-Risk process be considered instead of an open bid in order to provide a high quality building at approximately the same cost. He explained that by using the Open Bid process, this opens up the job to any licensed contractor in the State of North Carolina with the bonding capacity to do the job no matter how good or bad they have performed in the past. The Construction Manager at Risk is a selection of a construction manager which takes on the management of the job and the bidding is held to a minimum number of qualified bidders. The Open Bid process is also more of a change order driven process whereas the Construction Manager At Risk process is driven by incentives and should shorten the project timeline. After further discussion of the pros and cons of which process to use, Bob Stanger and James Martin agreed that the Construction Manager At Risk process is more desirable. Mr. Mullins advised that he must publish an ad in the newspapers no later than the first of next week in order to be able to select a contractor by the second week in February. Commissioner Henley asked for discussions in the next couple of months regarding the traffic on Peace Street. Discussions ensued regarding alternative methods of solving the problem. Commissioner Wheatley requested that we start making the public aware of what is being considered for the use of the current Health Department Building.

MOTION: Commissioner Henley moved to recommend the Construction Manager At Risk to the full Board.
SECOND: Commissioner Wheatley
VOTE: Unanimous

6. Other Matters of Concern – Mr. Martin asked Bob Stanger to give a quick update on the Courthouse parking lot. Mr. Stanger advised that the front of the courthouse should be completed in another 45-60 days and then work will begin on the Russell Street side parking lot. The temporary parking lots are ready for use. Monthly updates will be given to the County Manager for distribution to the Commissioners.

MEETING ADJOURNED: 10:05 AM