

CUMBERLAND COUNTY FACILITIES COMMITTEE  
NEW COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564  
APRIL 13, 2010 – 8:30 AM  
MINUTES

MEMBERS PRESENT: Commissioner Jimmy Keefe, Chairman  
Commissioner Jeannette Council  
Commissioner Phillip Gilfus

OTHERS PRESENT: James Martin, County Manager  
Juanita Pilgrim, Deputy County Manager  
Amy Cannon, Assistant County Manager  
Rick Moorefield, County Attorney  
Bob Stanger, County Engineer  
Sam Lucas, Engineering Technician II  
Al Brunson, Facilities Maintenance Manager  
Sally Shutt, Communications Manager  
Karen Long, Civic Center General Manager/CEO  
Civic Center Commission Members  
Earl “Moose” Butler, Sheriff  
Paul Hinson, Chief Deputy  
Howard Lloyd, Sheriff’s Office Budget  
Walter Vick, LSV Partnership Architects/Planners  
Steve Zip, Johnson Controls, Inc.  
Candice H. White, Deputy Clerk to the Board  
Press

Commissioner Keefe called the meeting to order and announced Commissioner Council would arrive following the hospital’s legislative briefing.

1. Approval of Minutes: March 16, 2010 Special Meeting

MOTION: Commissioner Gilfus moved to approve the minutes as presented.  
SECOND: Commissioner Keefe  
VOTE: UNANIMOUS

2. Report on Bids for Crown Arena and Theater PME and Life Safety Improvement Project

Bob Stanger, County Engineer, called on the Crown Arena project architect Walter Vick to provide an overview of the mechanical/electrical/plumbing (MEP) systems study. Mr. Vick advised the presentation had been updated since the initial study in May 2009 to include modifications based on bids involved with the project. Mr. Vick further stated to

date over \$3 million has been spent in various upgrades to the facility which has a replacement value of approximately \$25 million.

Mr. Vick reported the systems in the buildings are forty years old, are basically outdated and are operating in such a way that they jeopardize all events being held in the facility. Mr. Vick briefly reviewed the existing mechanical system specifications and stated the facility was never intended for both the arena and theater to operate at the same time. Mr. Vick stated when an attempt was made to reduce costs by utilizing the current ice storage system, prices came in much higher than anticipated and recommendation is for the next best step which is to install two 450-ton air cooled screw chillers where the existing cooling tower is located. Mr. Vick further recommended providing a primary/secondary hydronic system to allow the theater and arena to be cooled either together or separately with installation of the primary pumps adjacent to the chillers and the secondary pumps in the existing mechanical room. Mr. Vick pointed out the new mechanical room will no longer be needed and this will further reduce costs.

With regard to the electrical system, Mr. Vick reported parts are no long available and the life safety system for the building is virtually non-existent. Mr. Vick stated the building inspectors will not allow any further renovation to the building without upgrades to the life safety system. Mr. Vick further stated there are also associated risks involved with the current electrical system because it is not grounded. Mr. Vick advised recommendations are to completely replace the electrical distribution system to include all disconnects, starters and wiring, and to upgrade the life safety system. Mr. Vick concluded his overview.

Mr. Stanger referenced materials provided in the agenda packet and briefly explained the scope of the project for mechanical system improvements, electrical, life safety, plumbing and lighting. Mr. Stanger stated lighting in the arena was added to the scope of work and will involve demolition and replacement of the existing high intensity discharge (HID) lighting system with a more energy efficient fluorescent lighting system. Mr. Stanger further stated the original scope of the plumbing work included removal of the galvanized water service lines in the facilities; however, it was later discovered the lines were cooper and in good condition which reduced costs for that phase of work. Mr. Stanger explained these savings were anticipated to cover costs for the proposed lighting upgrades.

Mr. Stanger reported single prime bids were received on March 25, 2010 from prequalified general contractors and the low base bid was submitted by Retenbach Contractors, Inc. in the amount of \$4,352,000, which is over budget by \$852,000. Mr. Stanger further reported the project team has been working diligently with Retenbach Contractors, Inc. to explore revisions to the scope of work in order to reduce costs. Mr. Stanger called attention to the initial list of items prepared for consideration and stated it appears the base bid can be reduced by \$557,000; however, there are additional cost savings being explored based on the extent of the mechanical system redesign.

Mr. Stanger reported the information was presented to the Civic Center Commission at their April 7, 2010 meeting and the Commission unanimously endorsed the project

provided it can be accomplished within the current budget. Mr. Stanger stated recommendation is to accept the bids for the project and pending successful negotiations, award the contract to Retenbach Contractors, Inc. in an amount not to exceed \$3,500,000. Mr. Stanger further stated the exact contract amount will be presented to the Board of Commissioners with detailed scope reductions and associated cost savings.

Commissioner Keefe opened the floor for questions. In response to a question posed by Commissioner Gilfus, Mr. Martin explained these particular upgrades to the Crown Coliseum were not addressed during the last budget period and initiation of the project was driven by the availability of economic development recovery zone bonds. Ms. Cannon stated the unfunded project has been in the capital plan for several years and with the coupling of food and beverage funds with recovery zone bonds, it seemed like a good opportunity to move the project forward.

**MOTION:** Commissioner Council moved to follow the recommendation of the project team.

**SECOND:** Commissioner Gilfus

In response to questions posed by Commissioner Gilfus, Ms. Cannon further explained financing for the project and its impact on the county's debt service.

Commissioner Keefe inquired whether an analysis has been conducted to determine monthly utility cost savings. Mr. Vick responded an analysis had not been done but with the greater efficiency of new equipment, there would be ongoing opportunities for savings, particularly with the elimination of impact costs. Mr. Vick also noted the effect of the negotiation of energy rates between the Public Works Commission and Carolina Power and Light can not be determined at this time.

In response to a question posed by Commissioner Keefe, Mr. Vick stated initial operating calculations for energy savings were based on 60% usage over a ten month period. Mr. Vick noted current codes have also increased the size of today's systems which reduce energy usage. Commissioner Keefe inquired whether venues have been lost due to the capacity of the mechanical system. Karen Long, Civic Center General Manager/CEO, responded events have not been lost but there was a continuing concern for losing events which would result in a loss of revenue. Commissioner Keefe further inquired whether there would be a chance of bringing the project in under \$3,500,000 with further reductions in capacity. Mr. Vick stated although the project team was ambitious in what it attempted to accomplish, it remains an option.

Commissioner Council inquired whether there would be any other opportunity to utilize the recovery zone bonds. Ms. Cannon responded the recovery zone bond authorization would expire if the project was not on the Local Government Commission (LGC) in May. Ms. Cannon stated if the project is not approved at the Commissioner's meeting on April 19, 2010, the allocation for the remaining \$1,138,000 will be lost.

VOTE: PASSED by a vote of two in favor (Commissioners Council and Gilfus) to one in opposition (Commissioner Keefe).

Civic Center staff and Civic Center Commission members were excused from the meeting.

### 3. Update on Energy Measures

Mr. Stanger reported at their March 16, 2010 meeting, the Facilities Committee requested staff negotiate with Johnson Controls, Inc. (JCI) for additional cost reductions and JCI has indicated they have priced the energy conservation measures (ECMs) as competitively as possible for the core project. Mr. Stanger stated with respect to the expanded project, JCI is willing to provide an additional discount of \$14,000 for a total discount of \$47,386. Mr. Stanger added with respect to the measurement and verification (M&V) component of the performance contract, JCI has offered two options for the county's consideration: 1) JCI will provide full service M&V for years 1 and 2 at a cost of \$19,138 and will only report for years 3 through 7 at a cost of \$1,000 per year; and 2) JCI will provide reporting only including one site visit at a cost of \$1,250 per year.

Mr. Stanger further reported a second revision to the grant application was submitted to the Department of Energy (DOE) and it incorporated the list of ECMs in the core project. Mr. Stanger stated the amended application has been approved. Mr. Stanger further stated staff plans to develop an amendment to the existing performance contract with JCI for implementation of the energy conservation measures for the Board's consideration.

Mr. Stanger reviewed staff recommendations and pointed out the county always has the option of agreeing to the guaranteed savings at any time which would negate the need for any additional M&V services. Mr. Stanger stated it is important for the first year to do the M&V services in order to confirm the savings guaranteed by JCI.

In response to a question posed by Commissioner Council, Mr. Stanger stated 99% of the core project will be funded from federal dollars and the remainder from the county mental health fund. A brief discussion followed. Mr. Stanger pointed out of all the additional projects on the expanded list, the replacement of the electric boiler in the new courthouse is critical. Mr. Stanger stated in talking with management, the intention is to budget for the project in the upcoming fiscal year with the project accomplished through a traditional design competitive bid process.

Commissioner Council inquired whether the county could apply for leftover recovery zone bond funds. Ms. Cannon responded there could be available funds following the May timeframe and there could be an opportunity for the county to take advantage of the funds. Mr. Martin noted the county would have to agree to borrow the funds because they would not be available as a grant.

MOTION: Commissioner Gilfus moved to follow the recommendation of staff and select Option 1 as amended.

SECOND: Commissioner Council

VOTE: UNANIMOUS

At the request of Commissioner Gilfus, consensus of the Committee was to move the Law Enforcement Center renovation matter to Item 4. on the agenda and to renumber the remaining items accordingly.

4. Renovation of Law Enforcement Center (LEC) Crime Scene Identification Section

Mr. Martin called on Sheriff Earl “Moose” Butler who stated the proposed renovations will enable CSI staff to relocate to offices that will provide greater floor space, will enable the consolidation of equipment currently housed in the basement area and will provide natural light. Sheriff Butler further stated the plan is to use federal forfeiture monies to fund the renovations. Paul Hinson, Chief Deputy, reviewed the floor plan for the proposed office conversion and emphasized that evidence has to be stored in a secure area. Deputy Hinson stated the estimated cost is \$80,000.

Commissioner Keefe inquired how the move will make the Sheriff’s Office more efficient. Chief Hinson responded the proposed renovations will increase efficiency by establishing a single core area for housing the equipment, machines and staff that are vital to solving crimes and maintaining evidence.

MOTION: Commissioner Council moved to support the CSI Section upgrades with funding by federal forfeiture funds.

SECOND: Commissioner Gilfus

VOTE: UNANIMOUS

5. Reports on Energy Measures

A. New Construction and Major Renovation of County Facilities

Mr. Stanger reported all new construction and major renovations of county facilities at a minimum are designed to meet the NC Energy Code which is incorporated into the NC State Building Code. Mr. Stanger reviewed minimum design criteria required by the NC Energy Code for the thermal envelop of a building, mechanical systems, lighting and plumbing fixtures as outlined in his memorandum dated April 5, 2010. Mr. Stanger stated the county also considers and where appropriate incorporates design elements found in the Leadership in Energy and Environment Design (LEED) manual for new construction and renovations. Mr. Stanger further stated with the exception of the West Branch Library, the county has not sought LEED certification for its new facilities due to costs associated with this third-party certification process. Mr. Stanger explained the county has also taken an aggressive approach to energy conservation in its facilities through its use of performance contracting or guaranteed energy savings contracts in

which energy conservation measures are implemented and the avoided energy costs are guaranteed to pay the cost of the capital improvement over a predetermined period of time. Mr. Stanger further explained LEED certification is a business decision and the county may wish to consider this for future projects. Mr. Stanger pointed out LEED certification for construction of the new health department was going to add \$70,000 to the architectural/engineering contract.

Commissioner Keefe inquired whether LEED certification would enable the county to become eligible for energy grants or other savings. Mr. Stanger responded he was not aware of any. Mr. Vick provided a brief perspective of LEEDs and pros and cons associated with the same.

Commissioner Keefe inquired whether there were DOE grants available for “green” buildings. Mr. Stanger responded he was not aware of any. Juanita Pilgrim, Deputy County Manager, stated the county has been looking for energy grants but at present, none have been identified. Mr. Vick provided insight into controversies that can be associated with calling buildings “green” and stated the bottom line for “green” and “sustainable” is the construction of buildings that cost less to operate since buildings represent 53% of the energy outlay in the United States.

Commissioner Keefe stated he would like for the county to establish that any new buildings be considered “green” buildings through a policy that takes into account what is already being done so the public can become aware the county is taking an active interest in saving money on these buildings. A brief discussion followed. Mr. Vick pointed out a vote for LEED equivalent buildings would send a message but would not lock the county into any of the silver, gold or platinum standards.

Commissioner Keefe inquired regarding support for a motion that the county continue its LEED equivalent program for conservation and green facilities on all new county buildings. Mr. Martin stated that is certainly the goal the county wants to initially pursue and should issues arise in which the county would have to look at additional costs, they could be brought to the Facilities Committee and ultimately to the full board.

**MOTION:** Commissioner Keefe moved that all new construction of county buildings continue to achieve LEED equivalent standards and standards for conservation and construction.

**SECOND:** Commissioner Gilfus

**VOTE:** UNANIMOUS

#### B. Green Certifications

Mr. Martin called attention to the listing of county departments certified as or working towards certification as “green” by Sustainable Sandhills. Mr. Martin reported for the present, Sustainable Sandhills have agreed to waive their certification charge; however, there will ultimately be a \$200 charge per department to sustain the certifications. Mr.

Martin stated his recommendation is to create a county equivalent for “green” and accept the report. Consensus of the Committee was to accept the report as information.

Commissioner Gilfus suggested speaking with congressional representatives about economic incentives for “green” construction. Mr. Martin shared information regarding meetings with the legislative delegation and development of the joint legislative agenda.

#### 6. Other Matters of Concern

Commissioner Keefe referenced the upcoming budget process and pending facility projects and stated he had asked County Attorney Rick Moorefield to make recommendations regarding use of the old jail in the LEC and other options/opportunities for inmates.

Mr. Moorefield reported local standards are promulgated by Jail and Detention Services which reports to the state Board of Social Services, not the state Department of Corrections. Mr. Moorefield further reported standards as promulgated are fairly minimal and are more of a human services nature. Mr. Moorefield stated the old jail facility does not currently comply with those standards and he will need to look into the specific issues associated with being out of compliance. Mr. Moorefield further stated the old jail can be brought into compliance but whether it will be cost effective to do so may determine whether the county wants to take that approach. Mr. Moorefield noted it should be kept in mind that approval of renovations for the LEC CSI Section will have an impact because the space was part of the old jail facility.

Mr. Moorefield further reported Chairman King had requested that he look at what other counties are doing with respect to jail inmate diversion practices and he anticipated having the report available in time for the April 30th Jail Summit. Mr. Stanger confirmed the old jail was not closed due to noncompliance with local confinement standards or court order. Mr. Martin stated Mr. Stanger could provide information on current conditions and he could provide information on current use which could certainly be changed.

Commissioner Keefe stated his motivation is driven by the fact that the old jail was originally a 285-bed facility and pressure at the Detention Center might be relieved by housing a segment of the jail population in the old jail facility. Commissioner Keefe further stated with budget session approaching, he would like to look at alternatives.

Commissioner Council noted the jail was in the Capital Improvement Plan (CIP) for 2012.

There were no further matters of concern.

MEETING ADJOURNED AT 9:55 AM