

CUMBERLAND COUNTY FACILITIES COMMITTEE
NEW COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
NOVEMBER 4, 2010 – 10:30 AM
MINUTES

MEMBERS PRESENT: Commissioner Jimmy Keefe, Chair
 Commissioner Phillip Gilfus

MEMBERS ABSENT: Commissioner Jeannette Council

OTHER COMMISSIONERS

PRESENT: Commissioner Kenneth Edge

OTHERS PRESENT: James Martin, County Manager
 Juanita Pilgrim, Deputy County Manager
 James Lawson, Assistant County Manager
 Howard Abner, Assistant Finance Director
 Sally Shutt, Communications and Strategic Initiatives
 Manager
 Rick Moorefield, County Attorney
 Robert N. Stanger, County Engineer
 Major John McRaney, Detention Center Chief Jailer
 Al Brunson, Facilities Maintenance Manager
 Bill Laughlin, AIA Moseley Architects
 Robbie Ferris, SfL+a Architects
 Candice H. White, Deputy Clerk to the Board
 Press

Commissioner Keefe called the meeting to order.

1. APPROVAL OF MINUTES – SEPTEMBER 14, 2010 REGULAR MEETING

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

2. UPDATES FROM COUNTY ENGINEER

A. CROWN COLISEUM PROJECTS

James Martin, County Manager, called on County Engineer Bob Stanger who advised that the mechanical, electrical and plumbing upfits at the Crown Coliseum were about 99% complete with the only outstanding items being issues associated with a couple of

parking lot pole lights. Mr. Stanger explained the issues and remedies for the same. Mr. Stanger recalled that the project had to be rebid because initial bids had come in close to \$900,000 over the construction budget. Mr. Stanger stated the multi-prime rebid came in lower than \$2.4 million and the Board authorized a contingency of \$242,000. Mr. Stanger further stated the project may exceed the contingency because \$220,000 had already been expended on additional electrical and mechanical contractor work and the parking lot lighting issues still needed to be resolved. Mr. Stanger explained he won't know for sure until he receives pricing from the electrical contractor; however, the work is still well under the construction budget established for the project of \$3.5 million.

Mr. Stanger stated that the fire alarm system inspection on the arena is scheduled for November 9th and the final inspection on the entire project is scheduled for November 10th. Mr. Stanger further stated with the exception of punch-list work identified during the final inspection, the work is essentially completed. Mr. Stanger responded to questions regarding the chillers and energy efficient lighting and confirmed the public safety items had been completed.

B. EVALUATION OF ARCHITECTS FOR THE DETENTION CENTER EXPANSION PROJECT

Mr. Stanger called attention to a memo that outlined the standard qualification process used by the Detention Center Expansion Project Selection Committee for the selection of the architect and stated although all respondents were qualified to provide the services, the one thing that put the Moseley Architects/SfL+a Architects team over the top was their experience with detention center design in North Carolina. Mr. Stanger reported he met with Dan Mace (Moseley Architects) and Robbie Ferris (SfL+a Architects) to more fully define the scope of services and to negotiate fees. Mr. Stanger stated a consensus was reached that was reasonable to all parties.

Mr. Stanger distributed copies of the agreement between the county and the architect. Mr. Stanger reviewed sections outlining the architect's basic services and the programming phase. Mr. Stanger stated the selection team discussed maximizing the site and the architects had been asked to evaluate vertical expansion/construction as well as horizontal expansion/construction in order to look at all options available to the existing site. Mr. Stanger then reviewed the second phase (building and site evaluation) and the third phase (schematic design). Mr. Stanger advised the upfront work was being conducted in order to give the Board the information necessary to make an informed decision on what to build, including the mix of housing unit types and number.

Mr. Stanger reviewed covered compensation for basic services and reimbursable expenses. Mr. Stanger stated the fee for the basic services is \$158,682 with estimated reimbursable expenses not to exceed an additional \$6,000. Mr. Stanger called attention to Moseley Architects' estimated task hours for the project. Mr. Stanger stated he used the information contained therein to determine whether their proposal was reasonable for the tasks as outlined. Mr. Stanger further stated the fee arrangement appears to be very

reasonable and the action requested from the Facilities Committee is endorsement of the agreement pending legal review. The proposed agreement would be forwarded to the full Board for action.

Commissioner Keefe introduced Bill Laughlin with Moseley Architects and Robbie Ferris with SfL+a Architects; comments and questions followed. Mr. Stanger reported Moseley Architects has committed to keeping approximately 50% of the fees within the community and in addition to SfL+a Architects being local, the civil and structural engineers would also be local. At the request of Commissioner Keefe, Mr. Laughlin spoke to the construction/expansion of other detention facilities in North Carolina. Mr. Laughlin also spoke to their work with sustainable design. Mr. Stanger stated the first order of business would be to hold a kickoff meeting with stakeholders, possibly this month, in order to get as much input as possible from those interested in the project.

Discussion ensued regarding the limit of up to ten (10) meetings under the scope of the architects' basic services. Mr. Laughlin stated the figure was presented as an estimate based on the schedule, but they would meet as often as needed and would advise the county were it to become an issue.

Commissioner Keefe inquired regarding responsibility/supervision during the construction phase. Mr. Stanger stated at this point, there has been no discussion about delivery of the project and when the delivery method is determined, it will impact the level of service needed from the architect for construction management. Mr. Stanger further stated errors and omissions have to be addressed by the architect and recourses/legal processes are addressed in the contract. Mr. Moorefield advised the issue is when the architect's liability ends. Mr. Laughlin stated under the design/build delivery method, the architect would hire the prime contractor and be responsible for everything. Mr. Laughlin further stated under the traditional delivery process, the contractor is responsible for construction related issues and not the architect. Commissioner Keefe stated with Moseley Architects designing the project, he wanted to be sure there was an option for them to monitor it as well. Mr. Laughlin stated they would monitor the project and that would be the primary role of SfL+a Architects in this particular project. Mr. Laughlin concurred with Mr. Stanger's statement that the way in which the construction delivery was done would determine how much construction monitoring Moseley Architects would do.

3. OTHER MATTERS OF BUSINESS

Mr. Stanger outlined improvements that were factored into the estimated cost range for seismic loading structural renovations to the retired public health building and stated soil borings around the building determined the susceptibility of the soil to liquefy under earthquake conditions was low, which had reduced the initial estimated costs.

Commissioner Keefe stated he personally questioned whether the retired public health building was the best place for the E-911 center and whether there were other locations

within the county that might be better suited. Commissioner Keefe inquired whether the city of Fayetteville had responded regarding E-911 consolidation. Mr. Martin stated they had not declared their intent. Commissioner Keefe stated a first class E-911 facility could be built when the costs for seismic loading were taken into consideration to include the idea of expansion were the city of Fayetteville to come on board. Commissioner Keefe stated he recommended that E-911 not be considered for the retired public health building because of costs and that staff come up with alternative sites for an E-911 center for a future meeting of the Facilities Committee.

MOTION: Commissioner Keefe moved to take the E-911 center off the table in the old public health building because of additional costs and the lack of city participation.

SECOND: Commissioner Gilfus

Commissioner Gilfus noted the E-911 consolidation was on the agenda for the November 18, 2010 joint meeting with the city of Fayetteville. Commissioner Gilfus stated his preference that staff should begin working on consideration of alternative sites but with the retired public health building to remain one of the site options.

Commissioner Edge asked if there were time limitations for use of the E-911 funds. Mr. Martin stated the \$1.6 million had to be expended by July 2012; however, the money could also be used for certain public safety expenses. Mr. Martin further stated this would provide an additional option as far as preserving the E-911 funds, even if it were not to be used for the construction of an E-911 facility.

Mr. Martin stated his recommendation for an E-911 facility was only precipitated by whether or not the city of Fayetteville would be willing to consolidate systems in some location and it was only during programming that the retired public health building was recognized as a possible location to quickly facilitate the consolidation of emergency dispatch services. Mr. Martin further stated there had been previous staff discussions about building a communications center on Highway 53, past I-95, which is where the Cedar Creek Business Center is located. Mr. Martin stated his understanding was that both staff and the governing board of the city of Fayetteville wanted to pursue this consolidation. Mr. Martin further stated he had heard from the Mayor that the consolidation was a high priority for the city. Mr. Martin stated the bottom line could be the county's commitment in terms of capping city costs. Discussion followed regarding possible issues related to personnel costs.

Commissioner Edge stated the North Carolina Association of County Commissioners (NCACC) had lobbied during the past legislative session for E-911 funds that were currently sitting in reserve. Commissioner Edge further stated as the State begins to look for additional revenue to meet the current year's deficit, the funds could be reverted by the State and the county needs to monitor and consider that possibility. Commissioner Edge asked whether the lack of consolidation would restrict city of Fayetteville residents. Mr. Martin explained current systems for city police, city fire, mutual aid and emergency/medical calls and stated the benefit from consolidation would be quicker

dispatch. Mr. Martin further stated if the city of Fayetteville is not willing to consolidate, then the county's mission could be to make a seamless system, even with two locations. Mr. Martin stated achievement of this goal would be enhanced by the city of Fayetteville and the county using the same Computer Aided Dispatch (CAD) system and that this step had recently been taken.

SUBSTITUTE MOTION: Commissioner Gilfus moved that staff be asked to come up with alternative sites for housing E-911 for planning purposes.

Discussion followed. Mr. Martin concurred with Commissioner Keefe that one option might be for E-911 to continue to operate at its current location. Commissioner Keefe stated because of the expense involved with seismic loading and without the city of Fayetteville's involvement, he did not think the retired public health building should be considered for E-911. Commissioner Edge stated the retired public health building should remain an option in the event the city comes on board and in the event it ends up being the cheaper option. Commissioner Gilfus stated in addition, staff could be asked to begin planning and executing options for selling the retired public health building so the ground work will have been laid. Commissioner Keefe stated he believed the entire \$1.6 million would be used up if the county continues with the retired public health building and by contrast, the county could use the funds for a more enhanced, better location for emergency services.

Mr. Stanger stated there will be some cost involved for seismic loading regardless of the location, but likely not as great as the retired public health building. Mr. Martin advised he had received one inquiry regarding the retired public health building but he did not know whether it was a serious interest. Mr. Martin requested clarification that the substitute motion would be for alternate options to include alternate sites. Commissioner Gilfus confirmed. Commissioner Keefe confirmed the substitute motion included that the retired public health building would still be considered as an option.

Substitute motion died due to lack of a second.

VOTE ON ORIGINAL MOTION: UNANIMOUS

Mr. Martin received confirmation from committee members that nothing further should be done on the retired public health building until after the joint meeting with the city of Fayetteville.

MOTION: Commissioner Gilfus moved that staff explore marketability options for the (retired public health) building.

SECOND: Commissioner Keefe

VOTE: UNANIMOUS

There were no additional matters of business.

MEETING ADJOURNED AT 12:00 PM.