

CUMBERLAND COUNTY FACILITIES COMMITTEE
NEW COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
APRIL 7, 2011 – 8:30 AM
MINUTES

MEMBERS PRESENT: Commissioner Jimmy Keefe, Chair
 Commissioner Marshall Faircloth
 Commissioner Jeannette Council

OTHER COMMISSIONERS

PRESENT: Commissioner Kenneth Edge

OTHERS PRESENT:

James Martin, County Manager
Amy Cannon, 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
Sam Lucas, Engineering Technician II
Al Brunson, Facilities Maintenance Manager
Earl “Moose” Butler, Sheriff
Paul Hinson, Sheriff’s Office Chief Deputy
Major John McRainey, Detention Center Chief Jailer
Jake Regennas, Johnson Controls, Inc. (JCI)
Andy Miller, Coastal Horizon’s, Inc.
Candice H. White, Deputy Clerk to the Board
Press

Commissioner Keefe called the meeting to order.

1. APPROVAL OF MINUTES – MARCH 3, 2011 REGULAR MEETING

MOTION: Commissioner Council moved to approve the minutes.

SECOND: Commissioner Keefe

VOTE: UNANIMOUS

2. JOHNSON CONTROLS, INC. (JCI) GUARANTEED ENERGY SAVINGS
PROJECT ANNUAL REPORT

Jake Regennas, Johnson Controls, Inc. (JCI), reported the annual avoidance for the fifth year performance was \$694,838. Mr. Regennas compared energy and dollar savings for Years 4 and 5, and stated the total project target or guarantee over twelve years is \$6.2 million. Mr. Regennas noted that as of Year 5, the county was at \$3.7 million and

barring any unforeseen changes in the years to come, would likely exceed the \$6.2 million target/guarantee.

Mr. Regennas reported electrical and gas energy savings for Year 5 equated to 4,012 tons of greenhouse emissions and noted the county's energy efficiency efforts resulted in a reduction of pollutants such as mercury, sulfur dioxide, and nitrogen oxides.

Mr. Regennas stated during Year 6, JCI will explore facility improvement measures to increase utility conservation through demand limiting at the courthouse and Law Enforcement Center (LEC), and expanded thermostat control of newer heat pumps at the courthouse. Mr. Regennas explained modifications made to some of the baseline values for the Mental Health building, various library buildings, LEC/courthouse, Agri-Expo, old courthouse building and the former Health Department building. Mr. Regennas then reviewed future objectives and responded to questions regarding anomalies that existed between performances for Years 4 and 5.

3. PRESENTATION OF COUNTY SPACE NEEDS ANALYSIS

Robert N. Stanger, County Engineer, referenced the 2008 Feasibility Study/Needs Assessment for Consideration of Relocating County Administrative Functions from the Courthouse and stated at that time, management and staff concluded the most cost effective alternative for additional space was renovation of the former Public Health Center. Mr. Stanger noted copies of the building program and conceptual schematic design were completed by Gordon Johnson Architects in 2010 and were available in the office of the Clerk to the Board. Mr. Stanger explained due to budget constraints, the need to expand the Detention Center, and lack of commitment from the City of Fayetteville for a consolidated emergency dispatch center, no action was taken on the former Public Health Center renovation project.

Mr. Stanger stated since that time, management and staff were asked to undertake a more comprehensive space needs analysis to include additional county departments. Mr. Stanger further stated a revised space needs assessment was developed based on the detailed information in the building program for the proposed renovations to the former Public Health Center and responses from the surveys. Mr. Stanger reviewed the departments involved in the survey and the specific needs for additional space. Mr. Stanger stated in the revised assessment, it is assumed that Emergency Services will continue operating from the LEC until such time as a consolidated plan is enacted. Mr. Stanger explained in this event, a new 8,000 SF facility meeting seismic loading criteria would be required. Mr. Stanger stated for planning purposes, the projected space needs are roughly the same as those from the earlier study. Mr. Stanger responded to questions.

Mr. Stanger stated there are essentially three options to meeting the county's space needs: 1) purchase and renovate existing building(s) for sale in the downtown area; 2) renovate an existing county-owned building that has sufficient vacant floor space; and 3) build a new facility. Mr. Stanger advised no search had been conducted for private buildings for

sale in the downtown area and the only county-owned facility of sufficient size is the former Public Health Center.

Mr. Stanger responded to additional questions and discussion followed. Commissioner Edge suggested consideration be given to a Capital Improvement Plan (CIP) in which departments could be relocated in the former Public Health Center in phases. Mr. Martin stated the idea could be explored and seemed to be a possibility. Mr. Stanger stated phasing of building renovations could certainly be accomplished. Mr. Stanger further stated he would recommend that the first phase be total interior demolition and installation of glass fronts on the east and west side, followed by renovations to the first and second floors. Mr. Stanger advised thought should also be given to functional areas that would need to be relocated at the same time because of their co-dependent relationships.

Commissioner Keefe spoke to the similarity in costs for renovations and new construction, and stated there is validity in looking at a new building rather than attempting to make an existing facility work. Commissioner Keefe stated the only consideration would be whether the former Public Health Center would sell. Discussion then ensued regarding the addition of two floors to the courthouse and whether state seismic codes would prevent the same. Mr. Stanger stated he could research whether adding two additional floors would place the courthouse in a different category, but the courts would likely shut down construction because of the noise interference.

Mr. Stanger stated a potential scenario for building a new facility would be for the county to acquire the remaining three tracts in the block bound by Russell Street, Dick Street, Otis Jones Parkway and Gillespie Street. Mr. Stanger further stated the appraised value of the three tracts was \$1.1 million and construction of a four-story building would likely be \$22 to \$25 million, which was clearly more expensive than renovating the former Public Health Center with an estimated project budget of \$13 million.

Commissioner Keefe asked whether the committee needed to take action at this time. Mr. Martin responded the presentation was intended to be a “report back” to the committee. Mr. Martin also stated he wanted to be sure the committee understood that the former Public Health Center would not fully accommodate all of the potential uses identified in the report without some form of addition. Discussion continued. Mr. Stanger confirmed the projection for the county’s space needs had not changed much since the programming document prepared by Gordon Johnson Architects; however, grossing factors had changed from 1.4 to 1.35.

Commissioner Keefe stated he would like to see a decision made fairly quickly. Commissioner Edge stated he felt a plan, to include a financing plan, was needed. Consensus of the committee was for the county manager and the finance department to look at opportunities for a long term plan to finance both proposals, to include positives and negatives for each, with a report back to the committee in sixty to ninety days.

4. CONSIDERATION OF APPROVAL OF RENEWAL OF LEASE AGREEMENT BETWEEN THE COUNTY AND EMPLOYMENT SOURCE, INC.

Mr. Martin referenced correspondence dated March 15, 2011 from Employment Source, Inc., formerly known as the Sheltered Workshop, in which they expressed interest in renewing their lease of the current property. Mr. Martin stated the lease term would expire on April 30, 2011 and was a ten-year lease at a rate of \$1 per year. Mr. Martin stated Employment Source, Inc. employs a number of handicapped citizens from Cumberland County and he recommends that the committee consider approval of a new lease.

MOTION: Commissioner Council moved to recommend approval of a new lease agreement.

SECOND: Commissioner Faircloth

Mr. Moorefield advised the lease would need to be legally advertised at least ten days in advance of the Board of Commissioners' vote. In response to a question from Commissioner Keefe, Mr. Moorefield stated counties can provide job training for adults with disabilities and it is the service that qualifies for the lease rate of \$1 per year, not the agency. Commissioner Edge asked that emphasis be placed on maintaining the premises due to its proximity to the old Washington Drive School and the potential FSU campus expansion. Discussion followed regarding the lease term and whether the lease agreement contained a termination provision for the county. Mr. Moorefield stated he would take a closer look at the lease agreement and suggested the possibility of an annual lease.

Commissioner Council withdrew her motion.

MOTION: Commissioner Faircloth moved to table (the lease agreement) until the committee's concerns have been addressed.

RESTATED MOTION: Commissioner Faircloth moved to table (the lease agreement) until the next meeting.

SECOND: Commissioner Council

Mr. Martin requested clarification of the motion and the request being made of staff. Mr. Moorefield reminded the committee that the intent of the lease would have to be published ten days in advance of the Board of Commissioners' vote on the lease agreement. Discussion ensued regarding the April 30th lease expiration date and the date the lease agreement could be brought before the full board for consideration.

Commissioner Faircloth withdrew his motion.

MOTION: Commissioner Council moved to recommend a one-year lease agreement.

SECOND: Commissioner Faircloth

Mr. Martin asked that the lease agreement contain a termination provision for the county. Commissioner Keefe suggested the inclusion of a ninety-day notice prior to termination by either party.

RESTATED MOTION: Commissioner Council moved to recommend a one-year lease agreement to include a provision for a ninety-day notice prior to termination by either party.

SECOND: Commissioner Faircloth

VOTE: UNANIMOUS

5. CONSIDERATION FOR APPROVAL OF RENEWAL OF LEASE AGREEMENT BETWEEN THE COUNTY AND COASTAL HORIZONS CENTER, INC.

Mr. Martin stated Coastal Horizons Center, Inc. has interest in renewing their lease agreement for 1,505 SF for the Day Reporting Center on Russell Street. Mr. Martin noted the lease agreement has a thirty-day termination notice provision. Andy Miller, Coastal Horizon's, Inc., briefly explained functions provided by the Day Reporting Center and stated the program is legislatively mandated by the state to do assessments and mental health screenings, and to appropriately connect persons to services within the community in order to prevent them from being incarcerated. Mr. Martin recommended that the county enter into a three-year lease with Coastal Horizons Center, Inc., from July 1, 2011 through June 30, 2014, at \$14.57 per SF.

MOTION: Commissioner Council moved to recommend renewal of the lease agreement at \$14.57 per SF for three years.

SECOND: Commissioner Faircloth

VOTE: UNANIMOUS

6. OTHER MATTERS OF BUSINESS

Mr. Stanger recalled that the Board of Commissioners at their March 21, 2011 meeting charged staff with doing a conceptual redesign of the Detention Center in order to bring costs under \$15 million. Mr. Stanger reviewed the PowerPoint slides included herein as Attachment A beginning with a review of the original floor plan of 380 beds (256 dorms; 64 medium security; 60 maximum security) and a second floor design. Mr. Stanger then reviewed the original schematic plan for the future build-out of 764 additional beds for a total of 1,332 beds. Mr. Stanger stated the original 380 bed expansion had an estimated project budget of \$18.8 million and the original 764 additional bed build-out had an estimated project budget of \$33 million.

Mr. Stanger stated staff reviewed alternatives with Moseley Architects and Scheme 2 is a 316 bed expansion (256 dorms; 60 maximum security single cells), which removed the

64 medium security cells. Mr. Stanger then reviewed the Scheme 2 second floor plan and stated the estimated project budget for this option is a little over \$15 million.

Mr. Stanger stated Scheme 3 is a 252 bed expansion (128 dorms; 64 medium security; 60 maximum security), which eliminated the two 64-bed dorms on the southwest corner of the schematic plan. Mr. Stanger then reviewed the Scheme 3 second floor plan and stated the estimated project budget for this option is \$14.7 million.

Mr. Stanger stated Schemes 2 and 3 both preserve the opportunity for build-out as per the original plan. Mr. Stanger further stated Scheme 2 provides more bed spaces initially and comes closest to the architect's recommendations for 890 beds in 2030. Mr. Stanger stated Scheme 2 sacrifices 60 medium security beds; however, the Sheriff's Office feels that it is more important to maximize the number of beds and maximize the maximum security cells due to the critical need for these cells. Mr. Stanger stated the 60 medium security beds could be put back at a later date.

Major John McRaney, Detention Center Chief Jailer, stated there is a proposal before the General Assembly that would compel county jails to accommodate misdemeanor sentences lasting two years or longer.

Mr. Stanger stated staffs' recommendation to forward to the Board of Commissioners is to consider and approve Scheme 2. A brief discussion followed. Commissioner Keefe asked Earl "Moose" Butler, Sheriff, if Scheme 2 was also recommended by his office. Sheriff Butler responded in the affirmative.

MOTION: Commissioner Council moved to take a recommendation to the full Board for the Scheme 2 design.
SECOND: Commissioner Faircloth
VOTE: UNANIMOUS

There being no further business,

MEETING ADJOURNED AT 10:55 AM