

CUMBERLAND COUNTY FACILITIES COMMITTEE  
NEW COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564  
APRIL 5, 2012 - 8:30 A.M.  
MINUTES

MEMBERS PRESENT: Commissioner Jimmy Keefe, Chair  
Commissioner Kenneth Edge  
Commissioner Billy King (arrived at 8:40 a.m.)

OTHER COMMISSIONERS  
PRESENT: Commissioner Ed Melvin

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  
Phyllis Jones, Assistant County Attorney  
Robert N. Stanger, County Engineer  
Al Brunson, Facilities Maintenance Manager  
Sam Lucas, Engineering Technician  
Greg Taylor, Executive Director – Ft. Bragg Regional  
Alliance  
Kellie Beam, Deputy Clerk to the Board  
Candice White, Clerk to the Board  
Press

Commissioner Jimmy Keefe called the meeting to order.

1. APPROVAL OF MINUTES – MARCH 1, 2012 MEETING

MOTION: Commissioner Edge moved to approve the minutes.  
SECOND: Commissioner Keefe  
VOTE: UNANIMOUS (2-0)

2. UPDATE ON STATUS OF DETENTION CENTER EXPANSION PROJECT

Bob Stanger, County Engineer stated the Detention Center Expansion Project Committee met with the Design Team and Construction Management Team on March 15, 2012 to:

- Review the Construction Manager at Risk (CMaR) construction and project budget based on the latest cost reductions associated with the value engineering items accepted by the Project Committee.
- Review the progress on the construction drawings and submittal to reviewing agencies.
- Discuss the status of permits required for construction.
- Discuss the project schedule and CMaR activities through development of the guaranteed maximum price.
- Discuss the security system upgrades in the existing facility and integration with the security systems in the expansion.

Mr. Stanger stated as previously reported to the Facilities Committee, the Project Committee and Design Team were able to identify about \$1.35 million dollars in cost reductions to bring the estimated construction cost to \$13,449,638 and the estimated project budget to \$15,384,800. Mr. Stanger further stated the Facilities Committee was also advised there were other value engineering items the Design Team would be evaluating which may provide additional cost savings including having dedicated mechanical and electrical systems for the expansion as opposed to tying into the mechanical and electrical systems in the existing facility.

Mr. Stanger stated budget revisions to the two-story day room since the last update was provided to the Facilities Committee represent \$390,773 in potential cost reductions of which \$309,644 is associated with the dedicated mechanical and electrical systems for the expansion. Mr. Stanger stated the Project Committee revisited the item and eliminated the glass walls in the dayrooms in the maximum security housing unit because jail staff feels very strongly that the glass partitions in each dayroom are necessary for safety and proper operation of the housing unit. Mr. Stanger stated adding this item will add \$138,800 back into the estimated construction and project budgets which leaves an estimated construction budget of \$13,197,664 and an estimated project budget of \$15,132,826 at this time.

Mr. Stanger stated Moseley Architects reported the plans and specifications have been sent to the North Carolina Department of Health and Human Services and the North Carolina Department of Insurance for review and approval. Mr. Stanger further stated plans and specifications have also been delivered to the City of Fayetteville Inspections Department for review. Mr. Stanger stated subcontractor bids are expected in late May 2012 and the guaranteed maximum price will be developed and presented to the Facilities Committee in early June 2012 for approval. Mr. Stanger explained the construction time is still anticipated to be thirteen (13) to fourteen (14) months and the estimated completion date is August 2013.

### 3. UPDATE ON RENOVATIONS AT E. NEWTON SMITH CENTER

Mr. Stanger stated the Board of Elections and the County Wellness Center, which includes the clinic and pharmacy, will be moving in the E. Newton Smith Center by June

2012. Mr. Stanger further stated the HVAC renovation work on the first floor is 98% complete. Mr. Stanger stated items pending completion include painting, electrical work, floor coverings and ceiling repairs. Mr. Stanger stated good progress is being made using in-house resources to the maximum extent possible to keep the project cost down.

James Martin, County Manager, stated James Lawson, Assistant County Manager, discovered additional space on the first floor of the E. Newton Smith Center and is investigating the idea of possibly using the space for a Human Resources Training Center.

4. CONSIDERATION OF LEASING COUNTY OWNED PROPERTY AT 2736 CEDAR CREEK ROAD TO THE FORT BRAGG REGIONAL ALLIANCE

Mr. Martin introduced Greg Taylor, Executive Director of Fort Bragg Regional Alliance. Mr. Martin stated he and Mr. Taylor have had ongoing discussions about the potential for Fort Bragg Regional Alliance to lease the county-owned property at 2736 Cedar Creek Road. Mr. Martin further stated the property has been vacant for about ten (10) years and is deteriorating. Mr. Martin stated management's recommendation to the Facilities Committee is to consider allowing the Fort Bragg Regional Alliance to enter into a twelve (12) month lease then continue on a month to month basis with the county giving the Fort Bragg Regional Alliance a sixty (60) day notice should the property need to be vacated. Mr. Martin stated the Fort Bragg Regional Alliance would provide janitorial and trash removal service and pay the utilities, and the county will continue to maintain the grounds for a lease amount of \$1,500 a month.

Mr. Taylor stated the Fort Bragg Regional Alliance is grant funded and is looking to downsize and suggested a lease amount of \$1,000 a month. Commissioner King suggested an eighteen (18) month lease at \$1,200 a month. Commissioner Keefe stated based on what he knows he feels \$1,500 a month is fair.

MOTION: Commissioner Edge moved to follow management's recommendation of \$1,500 a month under the conditions discussed by the county manager.

SECOND: Commissioner Keefe

VOTE: PASSED (2-1) (Commissioners Edge and Keefe voted in favor; Commissioner King voted in opposition)

5. OTHER ITEMS OF BUSINESS

Commissioner Edge asked the status of alterations in the county attorney's office. Al Brunson, Facilities Maintenance Manager, stated the renovations are scheduled to be completed the weekend of April 13, 2012.

MEETING ADJOURNED AT 9:25 AM.