

CUMBERLAND COUNTY FACILITIES COMMITTEE
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
SEPTEMBER 4, 2014 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Billy King, Chairman (arrived at 9:00 a.m.)
Commissioner Kenneth Edge
Commissioner Charles Evans (arrived at 9:04 a.m.)

OTHER COMMISSIONERS

PRESENT: Chairman Jeannette Council
Commissioner Jimmy Keefe
Commissioner Marshall Faircloth

OTHERS PRESENT:

Amy Cannon, County Manager
James Lawson, Deputy County Manager
Melissa Cardinali, Assistant County Manager for Finance /
Administrative Services
Sally Shutt, Governmental Affairs Officer
Rick Moorefield, County Attorney
Jeffery Brown, Engineering and Infrastructure Director
Vicki Evans, Finance Accounting Manager
Chuck James, Johnson Controls, Inc.
Candice White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Billy King called the meeting to order.

1. APPROVAL OF MINUTES – AUGUST 7, 2014 REGULAR MEETING

MOTION: Commissioner Edge moved to approve the minutes.

SECOND: Commissioner Evans

VOTE: UNANIMOUS (3-0)

2. REPORT ON JCI GUARANTEED ENERGY SAVINGS PROJECT ANNUAL REPORT

BACKGROUND:

In November 2004, the Board of Commissioners partnered with Johnson Controls, Inc. (JCI), to install energy conservation measures in select county facilities through a guaranteed energy savings contract. The conservation measures included energy efficient lighting retrofits, water conservation measures, energy efficient motor replacements, new chiller/cooling towers, boilers, and heat exchangers, and new HVAC controls. The work

was completed in January 2006. The cost of the work will be paid back over twelve (12) years through the energy savings guaranteed by JCI. As a part of the continued services provided by JCI, they monitor the energy usage and savings for the duration of the guarantee period (12 years).

Chuck James, Solutions Engineer, with JCI will present the results of the report. A copy of the report for calendar year 2013 will be provided to the Facilities Committee at the time of the presentation.

RECOMMENDATION/PROPOSED ACTION:

No action required. This is for informational purposes only.

Chuck James, JCI, reported the annual avoidance for the eighth year performance and compared energy and dollar savings for years seven and eight. Mr. James stated the total project target over twelve (12) years remains at \$6.2 million.

Mr. James reported electrical and gas energy avoidance savings for this year equated to 9,741 tons of greenhouse emissions that were not produced. Mr. James further stated Cumberland County to date has reduced emissions by 55,212 tons. Mr. James reported the Cumberland County environment has become a cleaner, more comfortable place to stay or work, resulting in higher productivity and satisfaction.

Mr. James stated during year nine JCI will continue to work diligently to discover more ways to help make progress toward key objectives. Mr. James further stated JCI is currently investigating the opportunities of retro-commissioning.

Mr. James stated the benefits of retro-commissioning include:

- improved system operation
- improved equipment performance
- increased staff capabilities and expertise
- increased asset value
- energy savings
- improved occupant comfort
- improved indoor environmental quality
- improved building documentation

Mr. James stated future objectives of JCI include: continuing the verification of building automated systems network to increase the integrity and reliability of system performance and energy savings and proactive design review/analysis of upcoming projects based upon operation and energy management savings.

Commissioner Council asked how much it cost the County initially to get the contract started with JCI for Phase I and Phase II because she is interested in knowing the overall

savings including the costs. Mr. James stated he would provide Jeffery Brown the schedule of the contract so that Mr. Brown could distribute to the Facilities Committee.

3. CONSIDERATION OF APPROVAL TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH US INFRASTRUCTURE OF CAROLINA, INC. TO EVALUATE PAVEMENT CONDITIONS OF COUNTY PARKING LOTS

BACKGROUND:

The Engineering and Infrastructure Department issued a Request for Qualifications (RFQ) for the services of a consultant to provide a pavement condition survey for all County parking lots at the end of May. Firms submitted their qualifications to the County for review toward the end of June. All submittals were reviewed and ranked by a selection panel based on the qualifications that each firm had submitted. US Infrastructure of Carolina, Inc. (USI), was the top ranked firm by each member of the selection team.

An initial meeting was conducted with representatives of USI to discuss in detail the scope of the project. Following the meeting, the Engineering & Infrastructure Department began negotiating a fee with USI to complete the project as outlined initially in the RFQ and subsequently in the scoping meeting. USI has submitted a formal proposal in the amount of \$130,000 to complete a pavement condition survey for all paved County parking lots. It is important to note that 30% of the overall contract (\$39,000) will be charged to the Crown as the paved parking at the Crown represents 30% of all the County's paved parking areas. Funding in the amount of \$75,000 was budgeted in the FY 2015 budget. Savings from the DSS Window Project will be used to make up the cost difference between what was budgeted and the proposed cost.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director along with County Management recommend that the Facilities Committee approve awarding a contract to US Infrastructure of Carolina, Inc. in the amount of \$130,000 for a pavement condition survey of all paved County parking lots along with necessary budget revisions and forward this to the Board of Commissioners for its consideration at their September 15, 2014 meeting.

Jeffery Brown, Engineering and Infrastructure Director, reviewed the background information and recommendation as recorded above and responded to questions.

Commissioner King asked if there were any local companies qualified to complete the pavement condition survey project. Mr. Brown stated he went to the North Carolina Department of Transportation to locate the firms that were pre-approved for pavement condition survey projects and no local firms qualified at this time.

MOTION: Commissioner Edge moved to recommend to the full board consideration of approval of the request to award a contract to US Infrastructure of Carolina, Inc. in the amount of \$130,000 for a pavement condition survey of all paved County parking lots.

SECOND: Commissioner King

VOTE: UNANIMOUS (3-0)

4. CONSIDERATION OF APPROVAL OF EXPANSION OF COURTHOUSE PARKING AT FORMER LEGAL AID SITE

BACKGROUND:

At the Board of Commissioners meeting held December 21, 2009, the Board unanimously approved the demolition of the Legal Aid Building and to convert the property into paved parking. The structure has now been demolished. At the May 8, 2014, meeting the Facilities Committee voted to approve the hiring of Call Sign Engineers to design the expansion of the courthouse parking into this area. This was approved by the Board of Commissioners on May 19, 2014.

At this time, Call Sign Engineers have developed two different schematic layouts of how this vacant parcel can be utilized for parking.

RECOMMENDATION/PROPOSED ACTION:

The Facilities Committee is being asked to provide County staff direction as to which parking layout they would prefer to move forward with in constructing the vacant space of the former Legal Aid Building.

Mr. Brown reviewed the background information and recommendation as recorded above and responded to questions.

Mr. Brown presented the two different schematic layouts of how the vacant parcel could be utilized for parking to the Facilities Committee. Mr. Brown stated the first layout would gain nine parking spots. Mr. Brown stated the second layout also provides a gain of nine parking spots but he feels it provides a more serviceable area for the customers coming and going to the courthouse than the first layout. Mr. Brown stated his recommendation would be the second layout.

Mr. Brown stated the goal is to have the parking layout constructed before the end of December 2014.

MOTION: Commissioner Evans moved to recommend to the full board consideration of approval to direct County staff to move forward in constructing the vacant space of the Former Legal Aid Building with the second parking layout as presented by staff.

SECOND: Commissioner Edge
VOTE: UNANIMOUS (3-0)

5. OTHER ITEMS OF BUSINESS

Update on Courthouse Steps:

Mr. Brown stated he would like to give a brief update on the Courthouse steps. Mr. Brown further stated he has tried to expedite the process as quickly as possible by cutting the bid advertisement down. Mr. Brown stated RKM Construction Systems has been selected to perform the specialty work on the repairs of the Courthouse steps. Mr. Brown stated the prep work and cleaning has begun and the materials have been ordered. Mr. Brown stated the projected time of completion of the Courthouse steps is two to three weeks depending on the weather.

County-Owned Property at 800 Old Wilmington Road:

Mr. Brown stated as part of the CIP plan, he requested a list of county owned properties with structures from the Tax Department to ensure it matched the information he maintains. Mr. Brown stated he discovered the County owns a facility at 800 Old Wilmington Road that was constructed in 1989 and operates as a group home. Mr. Brown stated the tax records list the County as the owner so Mr. Brown visited the facility and determined that RH Management Services, a mental health service provider for group homes located out of High Point is in operation at the facility. Mr. Brown stated in researching the history of this facility, it appears there is no existing lease for the building. Mr. Brown stated RH Management Services is very interested in purchasing the building from the County. Mr. Brown stated in talking with County Management and the County Attorney, the best alternative may be looking into the option of selling the property. Mr. Brown stated based on the information he has gathered the clients have been in the building since construction in 1989. Mr. Brown stated he recommends having the building appraised and looking into marketing the building for sale.

Commissioner Edge stated he feels it would cost the County more in the long run to maintain the building so his suggestion is to pursue having the building appraised and marketed for sale. Rick Moorefield, County Attorney, stated he feels if the County can clear it to sell the property it needs to be sold.

Commissioner King stated he would like to receive a summary of county-owned or county-operated properties with structures at the October Facilities Committee meeting.

MOTION: Commissioner Edge moved to direct County staff to provide a list of all county-owned structures at the October 2, 2014 Facilities Committee meeting.

SECOND: Commissioner Evans
VOTE: UNANIMOUS (3-0)

MOTION: Commissioner Edge moved to recommend to the full board consideration of approval to direct staff to get an appraisal done of 800 Old Wilmington Road and move forward with the sale of the building.

SECOND: Commissioner King

VOTE: UNANIMOUS (3-0)

Mr. Moorefield stated there is also a county surplus property list and it may be time to consider an auction since the last auction was held in 2005.

There were no other items of business.

MEETING ADJOURNED AT 9:29 AM.