

CUMBERLAND COUNTY FACILITIES COMMITTEE
CUMBERLAND COUNTY DEPARTMENT OF SOCIAL SERVICES
1225 RAMSEY STREET, CONFERENCE ROOMS C
SEPTEMBER 6, 2018
SPECIAL MEETING MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams, Facilities Committee Chairman
Commissioner Jeannette Council

MEMBERS ABSENT: Commissioner Michael Boose

OTHER COMMISSIONERS
PRESENT: Commissioner Marshall Faircloth

OTHERS PRESENT: Amy Cannon, County Manager
Melissa Cardinali, Assistant County Manager
Duane Holder, Assistant County Manager
Tracy Jackson, Assistant County Manager
Rick Moorefield, County Attorney
Jeffery Brown, County Engineer
Brenda Jackson, Social Services Director
Vicki Evans, Finance Director
Deborah Shaw, Budget Analyst
Heather Harris, Budget Analyst
Geneve Mankel, Communications & Outreach Coordinator
Kim Smith, Johnson Controls
Robert Lawson, Johnson Controls
Candice White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Glenn Adams called the meeting to order.

1. APPROVAL OF MINUTES – AUGUST 2, 2018 SPECIAL MEETING

MOTION: Commissioner Council moved to approve the August 2, 2018 meeting minutes as presented.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

Facilities Committee Chairman moved Item 2 to the last item on the agenda to give extra time for the Johnson Control employees to arrive to the meeting.

3. CONSIDERATION OF A CONTRACT FOR ANN STREET LANDFILL GAS COLLECTION SYSTEM EXPANSION

BACKGROUND:

The Ann Street Landfill Gas Collection System is currently operating inefficiently. The gas extraction is not performing adequately, which impacts regulatory compliance and the ability of Solid Waste to sell landfill gas. The project includes installation of new landfill gas extraction wells, buried landfill gas piping, sumps, valves, buried air lines, pneumatic pumps and an air compressor and building.

A non-mandatory pre-bid meeting was held on August 8, 2018, in which all specialty contractors were invited to attend. The bid opening was on August 23, 2018. The lowest, responsible and responsive bid was submitted by APTIM in the amount of \$1,032,158.00. A 10% contingency is included in the contract amount.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendation and forward it to the Board of Commissioners as a Consent Agenda item for consideration at their September 17, 2018 meeting:

1. Accept the bids for the landfill gas collection system improvements at the Ann Street Landfill and award a contract to APTIM in the amount of \$1,032,158.00 inclusive of 10% for contingency purposes. Funding for this project is included in the County's Capital Improvement Plan (CIP).

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

MOTION: Commissioner Council moved to recommend to the full board approval to accept the bids for the landfill gas collection system improvements at the Ann Street Landfill and award a contract to APTIM in the amount of \$1,032,158.00 inclusive of a 10% contingency and forward this item to the September 17, 2018 meeting as a Consent Agenda item.

SECOND: Commissioner Adams

VOTE: UNANIMOUS (2-0)

4. CONSIDERATION OF ADDITIONAL FIRMS TO THE LIST OF QUALIFIED ARCHITECTURAL/ENGINEERING FIRMS

BACKGROUND:

On December 3, 2015, the Board of Commissioners approved the List of Qualified Architectural/Engineering Firms that could be utilized to complete professional services for the County as needed. Since that date, additional firms have approached staff to offer Statement of Qualifications (SOQs). In the original Request for Qualifications (RFQ), the County included language that new firms could be added to the List of Qualified Architectural/Engineering Firms. New firms were defined as those firms that express an interest in working with the County and did not receive or declined an invitation to submit a qualifications package in response to the County's original request. Two firms that met the RFQ's specifications were Gradient, PLLC, and Cromwell Architects Engineers, Inc. These two firms did not submit qualifications in the original RFQ. Gradient, PLLC is a new firm, beginning in 2018. Gradient, PLLC and Cromwell Architects Engineers, Inc. are both local firms and we believe it would be in the best interest of the County to approve adding these two firms to the List of Qualified Architectural/Engineering Firms.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners as a Consent Agenda Item for consideration at their September 17, 2018 meeting:

1. Approve the addition of Cromwell Architects Engineers, Inc. and Gradient, PLLC to the List of Qualified Architectural/Engineering Firms.

Mr. Brown reviewed the background information and recommendation as recorded above. Mr. Brown stated another RFQ will take place later this year or the first of next year (every three years) and will give firms the opportunity to be added to the list. Commissioner Adams suggested to add language in the next RFQ that there is a provision to add additional firms at any time. Vicki Evans, Finance Director, stated vendors can enroll to be a vendor at any time. Ms. Evans stated there is nothing on there to let engineers know they can be added to the list, but it could be added if the board recommends.

MOTION: Commissioner Adams moved to recommend to the full board approval of the addition of Cromwell Architects Engineers, Inc. and Gradient, PLLC to

the List of Qualified Architectural/Engineering Firms and forward to the September 17, 2018 meeting as a Consent Agenda item.

SECOND: Commissioner Council
VOTE: UNANIMOUS (2-0)

5. CONSIDERATION OF CONTRACTS

A. PARKING LOT IMPROVEMENTS AT VETERANS SERVICES

BACKGROUND:

The Capital Improvement Plan (CIP) identified repairs for the Veteran's Services parking lot. The project consists of removing and replacing the asphalt for the entire parking lot in which new pavement markings will be installed following placement of the new asphalt.

A pre-bid meeting was held on August 6, 2018, in which all local contractors were invited to attend. Informal bids were received on August 20, 2018 for the repairs of the Veteran's Services parking lot. The bid tab is attached. The lowest, responsible and responsive bid was submitted by Diamond Constructors, Inc., in the amount of \$135,462.23.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners as a Consent Agenda item for consideration at their September 17, 2018 meeting:

1. Accept the bids for the parking lot improvements at Veteran's Services parking lot and award a contract to Diamond Constructors, Inc., in the amount of \$135,462.23.
2. Establish a contingency in the amount of \$10,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

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

MOTION: Commissioner Council moved to recommend to the full board approval to accept the bids for the parking lot improvements at Veteran's Services Parking lot and award a contract to Diamond Constructors, Inc. in the amount of \$135,462.23 and establish a contingency in the amount of \$10,000 to be used for additional work as recommended by the E&I

Director and approved by the County Manager and forward this to the September 17, 2018 meeting as a Consent Agenda item.

SECOND: Commissioner Adams
VOTE: UNANIMOUS (2-0)

B. PARKING LOT IMPROVEMENTS AT SPRING LAKE LIBRARY AND SPRING LAKE FAMILY RESOURCE CENTER

BACKGROUND:

The Capital Improvement Plan (CIP) identified repairs for the Spring Lake Library and Family Resource Center parking lot. The project consists of milling and asphalt resurfacing for the entire parking lot.

A pre-bid meeting was held on August 13, 2018, in which all local contractors were invited to attend. Informal bids were received on August 28, 2018 for the repairs of the Spring Lake Library and Family Resource Center parking lot. The bid tab is attached. The lowest, responsible and responsive bid was submitted by Barnhill Contracting Company, in the amount of \$203,544.50.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners for its consideration as a Consent Agenda item at their September 17, 2018 meeting:

1. Accept the bids for the parking lot improvements at Spring Lake Library and Family Resource Center parking lot and award a contract to Barnhill Contracting Company, in the amount of \$203,544.50.
2. Establish a contingency in the amount of \$10,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

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

MOTION: Commissioner Council moved to recommend to the full board approval to accept the bids for the parking lot improvements at Spring Lake Library and Family Resource Center parking lot and award a contract to Barnhill Contracting Company, in the amount of \$203,544.50 and establish a contingency in the amount of \$10,000 to be used for additional work

recommended by the E&I Director and approved by the County Manager and forward to the September 17, 2018 meeting as a Consent Agenda item.

SECOND: Commissioner Adams
VOTE: UNANIMOUS (2-0)

C. ROOF REPAIRS FOR MULTIPLE COUNTY FACILITIES

BACKGROUND:

The Animal Control, East Regional Library, North Regional Library, Spring Lake Library and Family Resource Center were identified for roof repairs included in the capital improvement installment financing plan that was approved by the Local Government Commission (LGC) on September 12, 2017.

A pre-bid meeting was held on July 10, 2018, in which all local contractors were invited to attend. Informal bids were scheduled to be received on July 25, 2018 for the proposed roof repairs. The County did not receive an adequate number of bids to open and re-advertised the project. The pre-bid was held on August 9, 2018 and bid opening on August 23, 2018. The lowest, responsible and responsive bid was submitted by Triangle Roofing Services, Inc., in the amount of \$344,000.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendation and forward it to the Board of Commissioners for consideration as a Consent Agenda item at their September 17, 2018 meeting:

1. Accept the bids for the roofing improvements at multiple county facilities and award a contract to Triangle Roofing Services, Inc., in the amount of \$344,000.
2. Establish a contingency in the amount of \$12,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

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

MOTION: Commissioner Council moved to recommend to the full board approval to accept the bids for the roofing improvements at multiple county facilities and award a contract to Triangle Roofing Services, Inc., in the amount of \$344,000 and establish a contingency in the amount of \$12,000 to be used for additional work recommended by the E&I Director and approved by the

County Manager and forward to the September 17, 2018 meeting as a Consent Agenda item.

SECOND: Commissioner Adams
VOTE: UNANIMOUS (2-0)

6. MONTHLY PROJECT UPDATES

Mr. Brown reviewed the attached monthly progress report which includes projects that are currently being worked on by the County.

7. OTHER ITEMS OF BUSINESS

There were no other items of business.

2. PRESENTATION ON FINAL REPORT ON PERFORMANCE CONTRACT WITH JOHNSON CONTROLS

BACKGROUND:

Cumberland County entered into a guaranteed energy savings contract with Johnson Controls, Inc. (JCI) in December 2004. There were specific projects identified by JCI that the County would complete and JCI would guarantee an energy savings of a specific amount over a twelve-year period after all the projects had been completed. The twelve-year period began in 2006 and ended earlier this year. The final findings will be presented to the Facilities Committee along with some future opportunities that the County could pursue for energy savings.

RECOMMENDATION/PROPOSED ACTION:

The purpose of this item is to present the Facilities Committee the final report on the guaranteed energy savings contract and to gauge the Committee's interest in pursuing future opportunities for energy savings.

Jeffery Brown, Engineering & Infrastructure Director, reviewed the background information and recommendation as recorded above. Kim Smith, Johnson Controls, went over the attached slideshow in reference to the final report on performance contract with Johnson Controls.

Commissioner Council stated she is very pleased with the results of the final report.

The consensus of the Facilities Committee was for staff and County Management to discuss future options and bring a recommendation back to the Board of Commissioners.

MEETING ADJOURNED AT 9:53 AM.