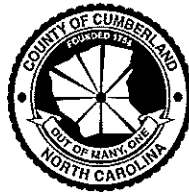


MARSHALL FAIRCLOTH  
Chairman

JIMMY KEEFE  
Vice Chairman

JEANNETTE M. COUNCIL  
KENNETH S. EDGE  
CHARLES E. EVANS  
BILLY R. KING  
EDWARD G. MELVIN



# CUMBERLAND ★ COUNTY ★ NORTH CAROLINA

## BOARD OF COMMISSIONERS

CANDICE WHITE  
Clerk to the Board

KELLIE BEAM  
Deputy Clerk

### MEMORANDUM

TO: Facilities Committee Members (Commissioners Keefe, Edge and King)

FROM: Kellie Beam, Deputy Clerk to the Board KB

DATE: March 30, 2012

SUBJECT: Facilities Committee Meeting – Thursday, April 5, 2012

**There will be a regular meeting of the Facilities Committee on Thursday, April 5, 2012 at 8:30 AM in Room 564 of the Cumberland County Courthouse.**

### AGENDA

1. Approval of Minutes – March 1, 2012 Meeting
  2. Update on Status of Detention Center Expansion Project
  3. Update on Renovations at E. Newton Smith Center
  4. Consideration of Leasing County Owned Property at 2736 Cedar Creek Road to the Fort Bragg Regional Alliance
  5. Other Items of Business
- cc: Board of Commissioners  
Administration  
Legal  
Communications Manager  
County Department Head(s)  
Sunshine List

# DRAFT

ITEM NO. 1

CUMBERLAND COUNTY FACILITIES COMMITTEE  
NEW COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564  
MARCH 1, 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 Charles Evans (arrived at 8:45 a.m.)  
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  
Robert N. Stanger, County Engineer  
Al Brunson, Facilities Maintenance Manager  
Candice White, Clerk to the Board  
Kristoff Bauer, City of Fayetteville Assistant City Manager  
Michael Gibson, Parks and Recreation Director  
J.D. Pone, Joint Parks and Recreation Advisory Board  
Carey Berg, Joint Senior Citizens Advisory Commission  
Kellie Beam, Deputy Clerk to the Board  
Press

Commissioner Jimmy Keefe called the meeting to order.

1. APPROVAL OF MINUTES – FEBRUARY 2, 2012 MEETING

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

2. PRESENTATION REGARDING PARKS AND RECREATION BOND  
REFERENDUM

# DRAFT

James Martin, County Manager, introduced Assistant City Manager Kristoff Bauer and Parks and Recreation Director Michael Gibson. Mr. Bauer stated his presentation of the Parks and Recreation bond referendum would focus more on the financial side of the referendum. Mr. Bauer further stated he has been working with Amy Cannon, Deputy County Manager, and Howard Abner, Assistant Finance Director, to try and figure out what financial options were possible to fund the Parks and Recreation bond referendum. Mr. Bauer explained there have been some changes made to the overall plan that will bring the total cost down to something he felt would be more reasonable. Mr. Bauer further explained the changes included: removing the East Regional Recreation Center, removing the Performing Arts Center, and reducing funding for acquisition of greenways and additional parkland.

Mr. Bauer stated the total estimated project cost at this time is \$65.7 million dollars. Mr. Bauer stated the estimated amount of a tax increase that would need to be imposed in order to fund the project would be approximately 2.25 cents. Mr. Gibson stated the city would primarily use current workers to staff the new facilities rather than hire new employees. Mr. Bauer stated Hope Mills and Spring Lake are not included in the current financial analysis. Questions and discussion followed.

Commissioner Edge asked who would be responsible for the operational costs. Mr. Bauer stated the next step in this process will be putting together an inter-local agreement or Memorandum of Understanding (MOU) and all responsibilities would be spelled out in the agreement. Mr. Bauer further stated before the significant work of an inter-local agreement is put together he wants to make sure they have something worth pursuing.

Commissioner Keefe asked what would be the length of the debt service. Mr. Bauer stated the length of the debt service would be approximately seventeen (17) years.

Mr. Bauer stated the Cumberland County Board of Commissioners and the Fayetteville City Council advised there should be a public vote on this issue. Mr. Bauer further stated the ballot has to identify the amount of debt but it is not required to state how the county will pay for the debt. Mr. Bauer explained it will not be a vote to authorize tax, rather a vote to authorize debt. Mr. Bauer stated the entire county must vote even if only a portion participates in the district. Mr. Bauer stated the City of Fayetteville proposes to schedule a special election for February 2013. Mr. Bauer further stated this will give the county time to educate the voters on all the details of the bond referendum. Mr. Bauer stated the next step in the process is to start work on the Memorandum of Understanding (MOU), which defines the responsibilities of all parties and addresses any detailed questions. Questions and discussion followed.

Commissioner Edge asked Ms. Cannon if Cumberland County currently has enough bonding capacity to support the bond referendum and if so, how will it affect the county's bond rating. Ms. Cannon stated she is currently working with the county's financial advisor to address these questions so she does not have concrete answers at this time. Ms. Cannon stated the key to answering those questions will be the operational cost piece because the bond rating agencies are going to look for operational impact and will

# DRAFT

question whether the 2.25 cents is adequate to fund the debt service cost and operational costs. Ms. Cannon explained she will continue to work with the county's financial advisor to address Commissioner Edge's questions in addition to what the county's future capital needs will be.

Commissioner Edge asked how many months ahead would this have to go to the Local Government Commission. Ms. Cannon stated at least six to eight months in advance. Commissioner Edge stated he hopes these questions will be answered and would like to see a MOU developed to clarify responsibilities. Questions and discussion followed.

Mr. Martin stated once the Facilities Committee is comfortable with the information they have been given, the next critical step is developing the MOU. Mr. Martin further stated he feels the MOU is a very critical piece for everyone to understand, and feels it should be done before anyone starts to educate the community on the bond referendum. Commissioner Keefe stated it would be premature to make any commitment until the Facilities Committee receives the information from Ms. Cannon and the financial advisor. Mr. Martin stated after the information from Ms. Cannon is received it may be appropriate for the Board of Commissioner's to ask the Parks and Recreation staff and advisory board to bring back a proposed MOU. No action was taken.

### 3. OTHER MATTERS OF BUSINESS

There were no other matters of business.

MEETING ADJOURNED AT 9:35 AM.

ROBERT N. STANGER, P.E.  
County Engineer



ITEM NO. 2  
SAM LUCAS  
Engineering Technician II  
WAYNE DUDLEY, CFM  
Engineering Technician I

## ENGINEERING DEPARTMENT

Historic Courthouse, 130 Gillespie Street • P.O. Box 1829 • Fayetteville, North Carolina 28302-1829  
Telephone (910) 678-7636 • Fax (910) 678-7635

March 26, 2012

### MEMORANDUM

**TO:** COUNTY FACILITIES COMMITTEE  
**FROM:** ROBERT N. STANGER, COUNTY ENGINEER *Bob*  
**THROUGH:** AMY H. CANNON, DEPUTY COUNTY MANAGER  
**SUBJECT:** STATUS OF DETENTION CENTER EXPANSION PROJECT

### BACKGROUND

On March 15, 2012, the Detention Center Expansion Project Committee met with the Design Team and Construction Management Team to:

- Review the CMaR construction and project budget based on the latest cost reductions associated with the value engineering (VE) items accepted by the Project Committee (copy attached).
- 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 (GMP).
- Discuss the security system upgrades in the existing facility and integration with the security systems in the expansion.

As previously reported to the County Facilities Committee, the Project Committee, Design Team and CMaR were able to identify about \$1.35 Million in cost reductions to bring the estimated construction cost to \$13,449,638 and the estimated project budget to \$15,384,800. We also advised the Facilities Committee that there were other VE items the team was evaluating which may provide some additional cost savings including having dedicated mechanical and electrical systems for the expansion in lieu of tying into the mechanical and electrical systems in the existing facility.

Items 39 through 44 on the attached Budget Revision Tracker are new items since the last update was provided to the Facilities Committee and represent \$390,773 in potential cost reductions of which \$309,644 is associated with the dedicated mechanical and electrical systems for the expansion (Items 42-44). The revised construction budget is \$13,058,864 and the revised project budget is \$14,994,026. However, the Project Committee revisited Item 24 which eliminated the glass walls in the dayrooms in the maximum security housing unit. The jail staff feels very strongly that the glass partitions in each dayroom are necessary for the safe and proper operation of the housing unit and recommend that this VE item not be accepted. Doing so adds \$138,800 back into the estimated construction and project budgets which become \$13,197,664 and \$15,132,826, respectively.

*Celebrating Our Past...Embracing Our Future*

Moseley Architects reported to the Project Committee that the plans and specifications have been sent to NC Department of Health and Human Services (DHHS) and NC Department of Insurance (DOI) for review and approval. Plans and specifications have also been delivered to Fayetteville City Inspections Department for its review. All applications for permits required for construction have been submitted to the appropriate agencies and we are awaiting approvals. It was reported to the Facilities Committee in February that the expectation of the Project Team was to have the project bid in April, however, this is not likely to happen given the time necessary for the regulatory agencies to review and comment on the final construction documents and any subsequent revisions to documents by Moseley prior to releasing them to the CMaR for competitive bidding.

Metcon-Balfour Beatty reviewed its preliminary schedule beginning with advertising the initial contractor outreach meeting through presentation of the Guaranteed Maximum Price and Notice To Proceed. See attached schedule. The initial contractor outreach informational meeting will be held on March 29<sup>th</sup> and will discuss contracting opportunities for MWBE and local subcontractors. Subcontractor bids are expected in late May and the GMP developed and presented to the County in early June for approval. Construction is still anticipated to be 13 to 14 months.



**BUDGET REVISION TRACKER - 2 STORY DAYROOM (BASE DESIGN)**

"BRT" ITEM NO.	DESCRIPTION	"BRT" ITEM NO. PRICING	PENDING A=Accepted R=Rejected	REJECTED "BRT" PRICING	PENDING "BRT" PRICING	ACCEPTED" BRT" PRICING	TOTAL	COMMENTS
<b>Starting Budget</b>								
							<b>\$ 14,803,205</b>	<b>Deliverable Type</b>
1	Asphalt Paving (Eliminate Entry Road and Parking Lot as currently designed and redirect the Entry Road to the North Side of the Site and provide only Eight (8) Parking Spaces)	(76,492)	R	(76,492)	-	-	\$ 14,803,205	Parking Lot as designed is necessary to meet new program space and additional activities which occur at the facility.
1A	Asphalt Paving (Eliminate Entry Road and Parking Lot Completely)	(179,109)	R	(179,109)	-	-	\$ 14,803,205	Parking Lot as designed is necessary to meet new program space and additional activities which occur at the facility.
2	Asphalt Paving (Evaluate other Asphalt Wearing Surface and Base Course Options) (NOTE: ALREADY BID PER MINIMUM REQUIREMENT)	-		-	-	-	\$ 14,803,205	This minimal paving system cost is incorporated into the Base Bid Pricing Already.
3	Storm Drainage System (Eliminate Storm Drainage System Completely and provide Surface Drainage)	(172,129)	R	(172,129)	-	-	\$ 14,803,205	Storm Drainage System as designed is necessary to meet code. Civil Engineering will evaluate design further to see if there is a potential for cost savings.
4	Sodding (Eliminate a percentage of the Sodding and replace with Seeding)	(10,003)	R	(10,003)	-	-	\$ 14,803,205	Minimal Savings is indicated, so we are staying with all sodding.
5	Exterior Walls (Evaluate the use of Insulated Precast Concrete Wall Panels with Integral Thin Brick I/O CMU Back-Up Block and Brick / Metal Siding Veneer)	218,755	R	218,755	-	-	\$ 14,803,205	NOTE: No Cost Savings.
6	Precast Concrete Cells (Provide Precast Concrete Cells I/O of Masonry Walls and Precast Hollow Core @ Segregation Unit)	17,649	R	17,649	-	-	\$ 14,803,205	NOTE: No Cost Savings.
7	Masonry Bond Beams (Eliminate the requirement for the Masonry Bond Beams @ 40" O.C. Vertically in all walls)	(29,029)	A	-	-	(29,029)	\$ 14,774,176	
8	Segregation Second Level Elevation (Lower the Segregation Unit at the Ground Level by 20" and add Mechanical Chases in the Outdoor Recreation Yards for Duct Work distribution)	(64,441)	A	-	-	(64,441)	\$ 14,709,735	
9	Dayroom Toilet Room Water Closet Privacy Walls (Reduce the length of the Water Closet half high masonry walls in the Dayroom Restrooms)	(6,669)	R	(6,669)	-	-	\$ 14,709,735	User Group rejected the reduction in the Masonry Privacy Walls because of Female Officer's on staff.

**CUMBERLAND COUNTY DETENTION CENTER EXPANSION**  
Fayetteville, North Carolina

Bid Date: 11/30/2011

**BUDGET REVISION TRACKER - 2 STORY DAYROOM (BASE DESIGN)**

Starting Budget = \$14,803,205  
Revised Budget = \$13,058,864

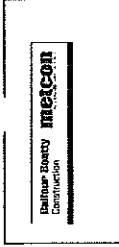
"BRT" ITEM NO.	DESCRIPTION	"BRT" ITEM NO. PRICING	Pending A=Accepted R=Rejected	REJECTED "BRT" PRICING	PENDING "BRT" PRICING	ACCEPTED "BRT" PRICING	TOTAL	COMMENTS
<b>Starting Budget</b>							<b>\$ 14,803,205</b>	<b>Deliverable Type</b>
10	Exterior Building Veneer (Provide all Brick Veneer and Eliminate Metal Siding)	(49,349)	A	-	-	(49,349)	\$ 14,660,386	
11	Metal Stairs (Open Specifications to allow Shop-Fabricated Stairs ILO Manufacturer as specified)	(38,920)	A	-	-	(38,920)	\$ 14,621,466	
12	Security Caulking (Provide Security Caulking in Segregation Unit and Day Room Restrooms ONLY)	(26,478)	A	-	-	(26,478)	\$ 14,594,988	
13	Roofing System (Evaluate Roofing System Options) (TPO 60 mil Membrane, Sloped Structure, Cricket Insulation @ Perimeter, Shop-Fabricated Flashing/Coping Standard Color, 20 Year Warranty) (IN BASE BID)	-		-	-	-	\$ 14,594,988	This roof system cost is incorporated into the Base Bid Pricing (NOTE: NEED TO CONFIRM FOR THE OWNER THE "TPO" WILL LAST FOR THE WARRANTY PERIOD).
14	Roof Drain System (Elimination of Roof Drains and slope roof to a Scupper and Downspout System)	(8,945)	R	(8,945)	-	-	\$ 14,594,988	Minimal Savings is indicated, Roof Drain System will remain as designed.
15	Roof Walkway Pads (Eliminate Walkway Pads at Roof)	(24,191)	R	(24,191)	-	-	\$ 14,594,988	Owner requested the Walkway Pads remain in the project if a "TPO" Roof System is utilized.
16	Skylights @ Segregation (Open Specifications to other Manufacturer's)	(60,315)	A	-	-	(60,315)	\$ 14,534,673	
17	Resinous Flooring (Eliminate Resinous Flooring System @ Dayroom Outdoor Recreation Yards and provide Broom Finish Concrete Slabs with Clear Sealer)	(71,641)	A	-	-	(71,641)	\$ 14,463,032	
18	Gypsum Board Ceilings (Eliminate Gypsum Board Ceilings in the 2 EA - 2nd Level Dayrooms and Paint Exposed Structure and M.E.P. Systems)	(52,364)	A	-	-	(52,364)	\$ 14,410,668	
19	Elevators (Eliminate One [1] Elevator if Code and User Group Allows)	(51,499)	R	(51,499)	-	-	\$ 14,410,668	User Group requested both Elevators remain as designed to meet daily operation activities and the potential for an Elevator breakdown.
20	Detention Furniture (Evaluate Options)	-	-	-	-	-	\$ 14,410,668	PENDING
20A	Detention Furniture (Eliminate Dayroom - Dayroom Tables [Owner's FF&E Package])	(72,729)	A	-	-	(72,729)	\$ 14,337,939	



**CUMBERLAND COUNTY DETENTION CENTER EXPANSION**  
Fayetteville, North Carolina  
**Bid Date:** 11/30/2011

**BUDGET REVISION TRACKER - 2 STORY DAYROOM (BASE DESIGN)**

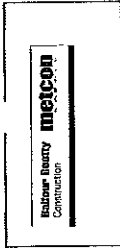
		Starting Budget =	\$14,803,205			Revised Budget =	\$13,058,864		
"BRT" ITEM NO.	DESCRIPTION	"BRT" ITEM NO. PRICING	PENDING "BRT" PRICING	REJECTED "BRT" PRICING	ACCEPTED "BRT" PRICING	TOTAL	COMMENTS		
<b>Starting Budget</b>						<b>\$ 14,803,205</b>	<b>Deliverable Type</b>		
21	Detention Toilet Accessories (Evaluate Options)	-	-	-	-	\$ 14,337,939	PENDING		
22	Detention Doors, Frames and Hardware (Evaluate Options)	-	-	-	-	\$ 14,337,939	PENDING		
23	Detention Glazing (Evaluate Options)	-	-	-	-	\$ 14,337,939	PENDING		
24	Segregation Area (Eliminate Glass Walls and Doors and replace with Security Mesh Wall and Door Assemblies)	(138,800)	-	-	(138,800)	\$ 14,199,139	This Item will be bid as an ADD Alternate.		
25	Dayroom Multipurpose Room Glazing (Eliminate Detention Grade Frames and Storefront System)	(31,394)	-	-	(31,394)	\$ 14,167,745	The Frame for this assembly has been changed to Hollow Metal vs. Aluminum as originally described.		
26	Dayroom Outdoor Recreation Yard Glazing (Eliminate Detention Grade Frames and Glazing and provide an Hollow Metal Framed Storefront System)	(58,079)	-	-	(58,079)	\$ 14,109,667	The Frame for this assembly has been changed to Hollow Metal vs. Aluminum as originally described.		
27	Prefabricated S.S. Showers (Eliminate Prefabricated Stainless Steel Showers and provide a Gang Shower Application)	(95,905)	-	-	(95,905)	\$ 14,013,762	User Group requested 4'0" high Masonry Privacy Walls be added because of Female Officer's on staff.		
28	Building Underground Sewer Piping (Provide PVC Piping in lieu of Cast-Iron Piping)	(43,005)	-	-	(43,005)	\$ 13,970,756			
29	Connecting Corridor (Eliminate the Enclosed Corridor and provide an Open-Air Prefinished Covered Walkway with Chain Link Fencing Sidewalls)	(122,218)	-	(122,218)	-	\$ 13,970,756	User Group rejected this item because of Staff and Inmate Safety concerns.		
30	One (1) Story Dayroom Option (Move the 2nd Level Dayrooms to the Ground Level) and Eliminate Partial 2nd Level Cells in the Segregation Unit.	147,529	-	147,529	-	\$ 13,970,756	NOTE: No Cost Savings.		
31	Segregation Unit 2nd Level Cell Reduction (Eight [8] Cell Reduction)	(409,376)	-	-	(409,376)	\$ 13,561,381	This Item will be bid as an ADD Alternate.		
32	Segregation Exterior Enclosed Stairwell (Provide an Exterior Stair System in lieu of and Enclosed Stairwell)	(32,839)	-	-	(32,839)	\$ 13,561,381	This Item can not be taken if Item No.31 is Accepted.		



**CUMBERLAND COUNTY DETENTION CENTER EXPANSION**  
 Fayetteville, North Carolina  
 Bid Date: 11/30/2011

**BUDGET REVISION TRACKER - 2 STORY DAYROOM (BASE DESIGN)**

Starting Budget = \$14,803,205		Revised Budget = \$13,058,864						
"BRT" ITEM NO.	DESCRIPTION	"BRT" ITEM NO. PRICING	P-Pending A-Accepted R-Rejected	REJECTED "BRT" PRICING	PENDING "BRT" PRICING	ACCEPTED "BRT" PRICING	TOTAL	COMMENTS
Starting Budget								
							\$ 14,803,205	Deliverable Type
33	Video Visitation System (Simplified System: Provide "Traditional" CCTV Cameras and Monitors with equipment to be wired through Fixed Multiplexers and Recorders Less Flexibility and Control)	(47,843)	R	(47,843)	-	-	\$ 13,561,381	User Group rejected, they want the system as specified.
34	Video Visitation System (Eliminate Video Visitation Completely and include in the Upgrade of the Existing Facility)	(86,118)	R	(86,118)	-	-	\$ 13,561,381	User Group rejected, the space in the existing facility is available for tie-in into the New Facility.
35	Decrease Masonry Wall Height @ 2nd Level Dayrooms (If Removal of Gypsum Board Ceilings is Accepted @ Decrease Roof Height by 2'0")	(81,094)	A	-	-	(81,094)	\$ 13,480,287	Need confirmation if HVAC Duct distribution will still work if this Item is "Accepted".
36	Eliminate Carpeting (Provide Clear Sealed Concrete Floors in lieu of Carpeting at all Carpet Locations)	(13,715)	A	-	-	(13,715)	\$ 13,466,572	Change the Alternate Material from VCT to Clear Sealed Concrete Floors.
36A	Dayroom Acoustical Treatment (Provide Acoustical Treatment in the Four (4) Opening Dayrooms if all Carpeting is Removed in Item No.36)	-	P	-	-	-	\$ 13,466,572	This Item was added to suffice the Noise Control requirements in the Open Dayrooms if all Carpeting is eliminated from them.
37	White-Box a 2nd Level Dayroom (Deductive Cost to White-Box One [1] Dayroom)	(295,556)	P	-	(295,556)	-	\$ 13,466,572	Potential ADD Alternate if necessary.
38	Gypsum Board Ceilings (Eliminate the Gypsum Board Ceilings in the Circulation Corridors and provide Exposed Structural Ceilings)	(16,934)	A	-	-	(16,934)	\$ 13,449,638	
39	Reduce Segregation Cells Square Footage (Reduced from 80 Sqft to 70 Sqft by 1'-4" Wide Reduction through the Cell Areas)	(44,551)	A	-	-	(44,551)	\$ 13,405,087	
40	Reduce Segregation Main Dayroom and adjacent Program Space Square Footage (8" Wide Strip Reduction in each direction)	(10,775)	A	-	-	(10,775)	\$ 13,394,312	
41	Security Glass (Provide SG-2 Glass in lieu of SG-1 Glass)	(25,803)	A	-	-	(25,803)	\$ 13,368,509	
42	Mechanical Yard (Provide a Mechanical Compound adjacent to the New Construction in lieu of Upgrading the Existing Central Plant)	(86,011)	A	-	-	(86,011)	\$ 13,282,498	
43	Building Electric Secondary Service (Provide Service from a New Primary Transformer in lieu of Existing Facility Switchgear)	(40,860)	A	-	-	(40,860)	\$ 13,241,637	



CUMBERLAND COUNTY DETENTION CENTER EXPANSION  
Fayetteville, North Carolina

Bid Date: 11/30/2011

BUDGET REVISION TRACKER - 2 STORY DAYROOM (BASE DESIGN)

Starting Budget = \$14,803,205  
Revised Budget = \$13,058,864

"BRT" ITEM NO	DESCRIPTION	"BRT" ITEM NO. PRICING	P-Pending A=Accepted R=Rejected	REJECTED "BRT" PRICING	PENDING "BRT" PRICING	ACCEPTED "BRT" PRICING	TOTAL	COMMENTS
Starting Budget								
						\$	14,803,205	Deliverable Type
44	Increased Efficiency in Electrical of not having to run Electrical Services through the Existing Facility.	(182,773)	A	-	-	(182,773)	\$ 13,058,864	
45		-		-	-	-	\$ 13,058,864	
46		-		-	-	-	\$ 13,058,864	
47		-		-	-	-	\$ 13,058,864	
48		-		-	-	-	\$ 13,058,864	
49		-		-	-	-	\$ 13,058,864	
50		-		-	-	-	\$ 13,058,864	
Revised Construction Budget							\$ (401,284)	
							(328,395)	
							(1,744,341)	
							\$ 13,058,864	Building GBA Cost / SQFT

\$ 13,064,838 Owner Construction Budget  
\$ (5,974) Remaining V.E. Target

CM Construction Estimate w/Accepted V.E. Above	\$ 13,058,864
CM Construction Contingency	In Above
Construction Cost:	\$ 13,058,864
Design Fees	\$ 1,148,432
Surveying	\$ 5,625
Geotechnical/Special Inspections	\$ 154,800
F.F.&E. (Owner's Budget)	\$ 540,000
Operations & Transition Services	\$ 66,305
Miscellaneous Permit Fees	\$ 20,000
Subtotal:	\$ 1,935,162
Current Budget Estimate Total:	\$ 14,994,026
OWNER TOTAL BUDGET:	\$ 15,000,000

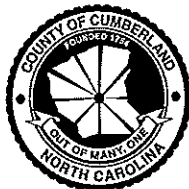
**CUMBERLAND COUNTY DETENTION CENTER**  
Fayetteville, North Carolina

CUMBERLAND COUNTY DETENTION CENTER PRELIMINARY CRITICAL SCHEDULE DATES				MARCH 2012																															
	DUR (cal)	START DATE	FINISH DATE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
1st Outreach Session Advertisement	1	1-Mar-12	1-Mar-12																																
100% CD's from Moseley Architects to State of NC	30	5-Mar-12	4-Apr-12																																
Submit Pre-Construction Booklet to Owner	1	9-Mar-12	9-Mar-12																																
100% CD's from Moseley Architects to BBC/Metcon	1	13-Mar-12	13-Mar-12																																
Project Committee Meeting at Detention Center Training Room @ 10:00am	1	15-Mar-12	15-Mar-12																																
Outreach Session at Cumberland County Public Library @ 6:00pm	1	29-Mar-12	29-Mar-12																																
Newspaper Advertisements for Bidding by BBC/Metcon	1	4-Apr-12	4-Apr-12																																
Moseley Architects Review of State Comments of 100% CD's	14	5-Apr-12	18-Apr-12																																
BBC to Provide Budget Reconciliation Deliverable	14	5-Apr-12	18-Apr-12																																
Invitation to Bid to Subcontractor Community	30	19-Apr-12	24-May-12																																
Submit 100% CD's for Permit	30	19-Apr-12	18-May-12																																
Pre-Bid Conf. & Possible 2nd Outreach Session <u>Possibly</u> at Historic Courthouse @ 5:00pm	1	10-May-12	10-May-12																																
1st Bid Package Opening <u>Possibly</u> at Historic Courthouse @ 2:00pm	1	22-May-12	22-May-12																																
2nd Bid Package Opening <u>Possibly</u> at Historic Courthouse @ 2:00pm	1	24-May-12	24-May-12																																
BBC/Metcon to Finalize GMP	10	25-May-12	4-Jun-12																																
GMP Presentation to Cumberland County Commissioners	1	4-Jun-12	4-Jun-12																																
Notice To Proceed from Cumberland County	1	8-Jun-12	8-Jun-12																																

**CUMBERLAND COUNTY DETENTION CENTER**  
Fayetteville, North Carolina

					APRIL 2012														MAY 2012																
CUMBERLAND COUNTY DETENTION CENTER PRELIMINARY CRITICAL SCHEDULE DATES					DUR (cal)	START DATE	FINISH DATE	TH	F	S	S	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S	M	T	W
1st Outreach Session Advertisement					1	1-Mar-12	1-Mar-12																												
100% CD's from Moseley Architects to State of NC					30	5-Mar-12	4-Apr-12																												
Submit Pre-Construction Booklet to Owner					1	5-Mar-12	5-Mar-12																												
100% CD's from Moseley Architects to BBC/Metcon Project Committee Meeting at Detention Center Training Room @ 10:00am					1	13-Mar-12	13-Mar-12																												
					1	15-Mar-12	15-Mar-12																												
Outreach Session at Cumberland County Public Library @ 6:00pm					1	29-Mar-12	29-Mar-12																												
Newspaper Advertisements for Bidding by BBC/Metcon					1	4-Apr-12	4-Apr-12																												
Moseley Architects Review of State Comments of 100% CD's					14	5-Apr-12	18-Apr-12																												
BBC to Provide Budget Reconciliation Deliverable					14	5-Apr-12	18-Apr-12																												
Invitation to Bid to Subcontractor Community					30	19-Apr-12	24-May-12																												
Submit 100% CD's for Permit Pre-Bid Conf. & Possible 2nd Outreach Session Possibly at Historic Courthouse @ 5:00pm					30	19-Apr-12	18-May-12																												
1st Bid Package Opening Possibly at Historic Courthouse @ 2:00pm					1	10-May-12	10-May-12																												
2nd Bid Package Opening Possibly at Historic Courthouse @ 2:00pm					1	22-May-12	22-May-12																												
BBC/Metcon to Finalize GMP					10	25-May-12	4-Jun-12																												
GMP Presentation to Cumberland County Commissioners					1	4-Jun-12	4-Jun-12																												
Notice To Proceed from Cumberland County					1	8-Jun-12	8-Jun-12																												

CUMBERLAND COUNTY DETENTION CENTER PRELIMINARY CRITICAL SCHEDULE DATES	DUR (cal)	START DATE	FINISH DATE
1st Outreach Session Advertisement	1	4-Mar-12	10-Mar-12
100% CD's from Moseley Architects to State of NC	30	5-Mar-12	4-Apr-12
Submit Pre-Construction Booklet to Owner	1	9-Mar-12	9-Mar-12
100% CD's from Moseley Architects to BBC/Metcon <u>Project Committee Meeting at Detention Center Training Room @ 10:00am</u>	1	13-Mar-12	13-Mar-12
	1	15-Mar-12	15-May-12
Outreach Session at Cumberland County Public Library @ 6:00pm	1	29-Mar-12	29-Mar-12
Newspaper Advertisements for Bidding by BBC/Metcon	1	4-Apr-12	4-Apr-12
Moseley Architects Review of State Comments of 100% CD's	14	5-Apr-12	18-Apr-12
BBC to Provide Budget Reconciliation Deliverable	14	5-Apr-12	18-Apr-12
Invitation to Bid to Subcontractor Community	30	19-Apr-12	24-May-12
Submit 100% CD's for Permit <u>Pre-Bid Conf. &amp; Possible 2nd Outreach Session Possibly at Historic Courthouse @ 5:00pm</u>	30	19-Apr-12	18-May-12
1st Bid Package Opening <u>Possibly</u> at Historic Courthouse @ 2:00pm	1	10-May-12	10-May-12
2nd Bid Package Opening <u>Possibly</u> at Historic Courthouse @ 2:00pm	1	22-May-12	22-May-12
BBC/Metcon to Finalize GMP	10	24-May-12	24-May-12
GMP Presentation to Cumberland County Commissioners	1	4-Jun-12	4-Jun-12
Notice To Proceed from Cumberland County	1	8-Jun-12	8-Jun-12



MARSHALL FAIRCLOTH  
Chairman

JIMMY KEEFE  
Vice Chairman

JEANNETTE M. COUNCIL  
KENNETH S. EDGE  
CHARLES E. EVANS  
BILLY R. KING  
EDWARD G. MELVIN

CUMBERLAND  
★ COUNTY ★  
NORTH CAROLINA  
BOARD OF COMMISSIONERS

ITEM NO. 3

CANDICE WHITE  
Clerk to the Board

KELLIE BEAM  
Deputy Clerk

March 30, 2012

TO: COUNTY FACILITIES COMMITTEE

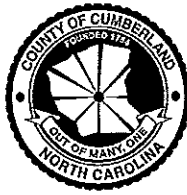
FROM: KELLIE BEAM, DEPUTY CLERK TO THE BOARD *KB*

THROUGH: CANDICE WHITE, CLERK TO THE BOARD *ew*

SUBJECT: RENOVATIONS AT E. NEWTON SMITH CENTER

BACKGROUND

Bob Stanger, County Engineer, will provide a brief update to the Facilities Committee on the status of the renovations at the E. Newton Smith Center.



MARSHALL FAIRCLOTH  
Chairman

JIMMY KEEFE  
Vice Chairman

JEANNETTE M. COUNCIL  
KENNETH S. EDGE  
CHARLES E. EVANS  
BILLY R. KING  
EDWARD G. MELVIN

CUMBERLAND  
★ COUNTY ★  
NORTH CAROLINA

BOARD OF COMMISSIONERS

ITEM NO. 4

CANDICE WHITE  
Clerk to the Board

KELLIE BEAM  
Deputy Clerk

March 30, 2012

**TO:** COUNTY FACILITIES COMMITTEE

**FROM:** KELLIE BEAM, DEPUTY CLERK TO THE BOARD *KB*

**THROUGH:** CANDICE WHITE, CLERK TO THE BOARD *CW*

**SUBJECT:** CONSIDERATION OF LEASING COUNTY OWNED PROPERTY AT  
2736 CEDAR CREEK ROAD TO THE FORT BRAGG REGIONAL  
ALLIANCE

BACKGROUND

The Facilities Committee is being asked to consider a lease of 2736 Cedar Creek Road to the Fort Bragg Regional Alliance.

Attached is information regarding this request.



## James Martin

---

**From:** James Martin  
**Sent:** Tuesday, March 20, 2012 5:34 PM  
**To:** Jimmy Keefe; Candice White; Commissioners  
**Cc:** Cindy Tucker  
**Subject:** RE: House at 2736 Cedar Creek Road  
**Attachments:** image001.jpg; image002.jpg

Jimmy,  
You have well summarized the essence of this proposal!  
Thanks,  
James

---

**From:** Jimmy Keefe [mailto:jkeefe@thetrophyhouseinc.com]  
**Sent:** Tuesday, March 20, 2012 5:05 PM  
**To:** Candice White; Commissioners  
**Cc:** James Martin; Cindy Tucker  
**Subject:** RE: House at 2736 Cedar Creek Road

James,  
Based on the information you provided earlier, I believe you were right on the money with a lease amount of \$1500.00 per month. Considering the furnishings and the landscaping that would be included, it seems like a fair price. I assume that BRACRTF would like an initial 12 month lease, followed by a month-to-month lease after that. That seems fair. I do not believe we should tie up the property with any sort of long term lease.

Jimmy Keefe  
The Trophy House, Inc./Clark Sporting Goods  
3006 Bragg Blvd  
Fayetteville, NC 28303  
910-323-1791  
Fax: 910-323-0214  
JKeefe@thetrophyhouseinc.com

---

**From:** Candice White [mailto:cwhite@co.cumberland.nc.us]  
**Sent:** Tuesday, March 20, 2012 4:47 PM  
**To:** Commissioners  
**Cc:** James Martin; Cindy Tucker  
**Subject:** FW: House at 2736 Cedar Creek Road

Please see the additional email below regarding the lease of 2736 Cedar Creek Road to the Fort Bragg Regional Alliance. Thank you.

*Candice H. White, CMC/NCCCC*  
*Clerk to the Board*  
Cumberland County Board of Commissioners  
PO Box 1829  
Fayetteville, NC 28302-1829

Phone: (910) 678-7771 / Fax: (910) 678-7770  
Email: [cwhite@co.cumberland.nc.us](mailto:cwhite@co.cumberland.nc.us)  
Website: <http://www.co.cumberland.nc.us/>

---

**From:** Greg Taylor [<mailto:gtaylor@bracrtf.com>]  
**Sent:** Monday, March 19, 2012 4:59 PM  
**To:** James Martin  
**Cc:** Candice White; Amy Cannon; James Lawson; Sally Shutt; Cindy Tucker; Rick Moorefield; John Harbison  
**Subject:** RE: House at 2736 Cedar Creek Road

Hi James,

I would like to move forward with this proposal. However, I do still hold out hope that the commissioners will consider a lower amount. We would like the 12 month lease to begin on July 1, 2012. However, we will probably need access to the property before then to accomplish the data wiring and server room. I assume since the property is vacant, that would not be a problem. Of course this is all subject to the approval of my board and yours. I will plan to attend the Facilities Committee meeting on April 5<sup>th</sup>. Will you be attending our BOD meeting Thursday?

See you soon,

Greg

---

**From:** James Martin [<mailto:jmartin@co.cumberland.nc.us>]  
**Sent:** Monday, March 19, 2012 11:59 AM  
**To:** Greg Taylor  
**Cc:** Candice White; Amy Cannon; [jlawsn@co.cumberland.nc.us](mailto:jlawsn@co.cumberland.nc.us); Sally Shutt; Cindy Tucker; [rmoorefield@co.cumberland.nc.us](mailto:rmoorefield@co.cumberland.nc.us)  
**Subject:** RE: House at 2736 Cedar Creek Road

Greg,

As we have just discussed by phone, I am prepared to recommend that the Facilities Committee approve, and further that the Committee recommend approval to the BOC, a lease of the subject property to the Fort Bragg Regional Alliance for \$1,500. per month.

Please let me know the desired beginning and ending dates of the lease, subject to a 60 day notice to vacate the property in the event we have an industrial need for it as we have previously discussed.

Other terms of the lease would be as indicated in your email to me dated March 9, 2012 which is included below.

The Facilities Committee meets at 8:30 am, Thursday, April 5, 2012 in room 564 of the Courthouse.  
Please plan to attend this meeting.

Look forward to hearing from you.

James

Cc: BOC

**From:** Greg Taylor [<mailto:gtaylor@bracrta.com>]  
**Sent:** Monday, March 19, 2012 10:49 AM  
**To:** James Martin  
**Subject:** RE: House at 2736 Cedar Creek Road

Hi James,

I am getting ready for the BOD meeting Thursday and would like to be able to give an update on this. Could you give me a call?

Thanks,  
Greg

---

**From:** Greg Taylor  
**Sent:** Friday, March 09, 2012 5:50 PM  
**To:** James Martin ([jmartin@co.cumberland.nc.us](mailto:jmartin@co.cumberland.nc.us))  
**Cc:** John Harbison  
**Subject:** House at 2736 Cedar Creek Road

Hi James,

It does appear that the house at 2736 Cedar Creek Road will serve our needs. It appears that our use of the property will also be in Cumberland County's best interests. A vacant building depreciates much more rapidly and is more vulnerable to theft and vandalism, which has in fact been occurring on this property. Additionally, our being in the building will help draw attention to the Cedar Creek Business Park. We have been informed that OEA is going to allow us to use in-kind matches to fulfill our match requirements next year. The use of this house would qualify for that purpose.

For the property to work for us, there will have to be some communications upgrades. We will have to set up a server room, run data lines throughout, and handle getting that work done. But we will front the money for these improvements. If you are going to charge us rent, then we would ask that these expenses count against the rent. We will also take care of the cleaning, trash disposal, etc. We could pay the utilities or that could be part of the county's in-kind match. Would it be a problem for the county to continue mowing the grass?

An online review of 3 bedroom houses in Cumberland County found a wide range of rental amounts beginning around \$700. If you are furnishing the house to us for an in-kind match to the grant, we would want to establish a "good" fair market value. If you want us to pay rent, would \$1,000 per month be acceptable?

I understand that there have been discussions in the past that this house might be a good location for an advance party to a business that is locating in the Business Park. That is good thinking and we would not stand in the way of creating jobs! Would a 60 day notice be sufficient for us to vacate? It should also be noted that the communications upgrades that we plan to make are the kind of improvements that would have to be made for any corporate tenant, so the property will be better prepared for the "advance party" option.

We very much appreciate the good partner that Cumberland County has been and look forward to hearing from you soon.

Thank you,  
Greg

*Greg Taylor, Executive Director*  
*Fort Bragg Regional Alliance*  
*Main #: (910) 808-4189*  
*Direct #: (910) 808-4679*

