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Vice Chairman

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JEANNETTE M. COUNCIL  
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JIMMY KEEFE  
LARRY L. LANCASTER

CANDICE WHITE  
Clerk to the Board

KELLIE BEAM  
Deputy Clerk

**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

**BOARD OF COMMISSIONERS**

MEMORANDUM

**REVISED**

TO: Facilities Committee Members (Commissioners Adams, Council and Lancaster)

FROM: Kellie Beam, Deputy Clerk to the Board

DATE: May 31, 2017

SUBJECT: Facilities Committee Meeting – Thursday, June 1, 2017

**There will be a regular meeting of the Facilities Committee on Thursday, June 1, 2017 at 8:30 AM in Room 564 of the Cumberland County Courthouse.**

**AGENDA**

1. Approval of Minutes – May 4, 2017 Regular Meeting **(Pg. 2)**
  2. Review of Paving Priorities (For Information Only) **(Pg. 8)**
  3. Consideration of Lease Renewal with First Presbyterian Church of Fayetteville **(Pg. 16)**
  4. Consideration of Approval for a Contract for Improvements to Parks for the Towns of Godwin and Wade **(Pg. 17)**
  5. Consideration of Request from NCDOT for a Drainage Easement **(Pg. 22)**
  6. Update on Headquarters Library Flood Damage Repairs **(Pg. 28)**
  7. Other Items of Business **(NO MATERIALS)**
- Cc: Board of Commissioners, County Management, County Legal, County Department Heads, Sunshine List

# DRAFT

CUMBERLAND COUNTY FACILITIES COMMITTEE  
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564  
MAY 4, 2017 - 8:30 A.M.  
MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams  
Commissioner Jeannette Council  
Commissioner Larry Lancaster

OTHER COMMISSIONERS PRESENT:  
Commissioner Jimmy Keefe

OTHERS PRESENT: Amy Cannon, County Manager  
Melissa Cardinali, Assistant County Manager  
Sally Shutt, Assistant County Manager  
Rick Moorefield, County Attorney  
AJ Riddle, Assistant County Engineer  
Vicki Evans, Finance Director  
Geneve Mankel, Communications & Outreach Coordinator  
Jim Ammons, Superior Court Judge  
Lee Warren, Register of Deeds  
Callie Gardner, Pretrial Services  
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 – APRIL 6, 2017 FACILITIES COMMITTEE  
REGULAR MEETING

MOTION: Commissioner Lancaster moved to approve the minutes as presented.  
SECOND: Commissioner Council  
VOTE: UNANIMOUS (3-0)

2. CONSIDERATION OF APPROVAL OF PAVING/RESURFACING  
CONTRACTS

A. HISTORIC COURTHOUSE PARKING LOT

BACKGROUND:

The repairs/resurfacing of the parking lot at the Historic Courthouse is a project that was identified as part of the Parking Lot/Repair Capital Improvement Plan (CIP). On August

## DRAFT

17, 2015, the Board of Commissioners adopted a reimbursement resolution allowing projects to get started in advance of the planned installment financing plan. The repaving of the parking lot at the Historic Courthouse along with some other critical projects were identified as projects to move forward with first.

A pre-bid meeting was held on March 30, 2017, in which all local contractors were invited to attend. Informal bids were received on April 11, 2017 for the repairs/resurfacing of the Historic Courthouse parking lot. The certified bid tabulation along with a letter of recommendation from Draper Aden Associates, the project engineer, were provided at the Facilities Committee meeting. The lowest, responsible and responsive bid was submitted by Diamond Constructors, Inc. in the amount of \$148,122.20.

### 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 at their May 15, 2017 meeting.

1. Accept the bids for the repairs/resurfacing of the parking lot at the Historic Courthouse and award a contract to Diamond Constructors, Inc in the amount of \$148,122.20.
2. Establish a contingency in the amount of \$14,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

\*\*\*\*\*

AJ Riddle, Assistant County Engineer, reviewed the background information and recommendation as recorded above.

**MOTION:** Commissioner Lancaster moved to recommend to the full board approval to accept the bids for the repairs/resurfacing of the parking lot at the Historic Courthouse and award a contract to Diamond Constructors, Inc. in the amount of \$148,122.20 and establish a contingency in the amount of \$14,000 to be used for additional work recommended by the Engineering and Infrastructure Director and approved by the County Manager.

**SECOND:** Commissioner Council

**VOTE:** UNANIMOUS (3-0)

Chairman Adams asked if there was a priority list regarding these projects because he did not feel the parking lot at the Historic Courthouse would have been a high priority. Vicki Evans, Finance Director, stated the priority is based on an engineering firm's study done in the past. Chairman Adams stated the study and list may need to be reviewed. Ms. Cannon stated the information would be brought back to the Facilities Committee at a later date.

# DRAFT

## B. SOLID WASTE CONTAINER SITE DRIVEWAYS

### BACKGROUND:

The repairs/resurfacing of multiple Solid Waste Convenience Sites is a project that was identified as part of the Solid Waste Parking Lot/Repair Capital Improvement Plan (CIP). Funding for this project is included in the FY 17 Solid Waste budget.

The County invited nine prospective bidders to bid on the project on April 10, 2017. Informal bids were received on April 25, 2017 at 1:00 PM at the Solid Waste Administration Office for the repairs/resurfacing of the Solid Waste Convenience Sites. Of nine prospective local bidders, the County received one bid from Diamond Constructors, Inc. in the amount of \$200,160. The bid tabulation was provided at the Facilities Committee meeting. Diamond Constructors, Inc. has been the lowest bidder for the last three paving projects that the County has bid. Therefore, Engineering & Infrastructure staff feel that the submitted bid is in-line with current industry pricing for the scope of work for this project.

### 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 at their May 15, 2017 meeting.

1. Accept the bids for the repairs/resurfacing of the parking lot at the Historic Courthouse and award a contract to Diamond Constructors, Inc in the amount of \$200,160.
2. Establish a contingency in the amount of \$20,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

\*\*\*\*\*

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

**MOTION:** Commissioner Lancaster moved to recommend to the full board approval to accept the bids for the repairs/resurfacing of the asphalt drives at Solid Waste Container Sites and award a contract to Diamond Constructors, Inc. in the amount of \$200,160 and establish a contingency in the amount of \$20,000 to be used for additional work recommended by the Engineering and Infrastructure Director and approved by the County Manager.

**SECOND:** Commissioner Council

**VOTE:** UNANIMOUS (3-0)

3. CONSIDERATION OF LEASE RENEWALS

# DRAFT

## A. NC DEPARTMENT OF PUBLIC SAFETY – ADULT PROBATION

### BACKGROUND

The NC Department of Public Safety – Adult Probation Division wishes to renew an existing lease agreement with Cumberland County for office space at the Cumberland County Community Corrections Center located at 412 Russel Street in Fayetteville. This agreement will expire June 30, 2017. The lease includes 1,034 square feet of office space. The lease terms would be as follows: a three (3) year term and annual rent in the amount of \$15,510.00 or \$15.00 per square foot payable in monthly installments of \$1,292.50. A copy of the proposed agreement was provided at the Facilities Committee meeting.

### RECOMMENDATION/PROPOSED ACTION:

Staff recommends approval of the intent to lease. Advertising is not required in this situation since the lease involves a unit of government. It is proposed that staff would subsequently bring the lease agreement to the Board of Commissioners at their May 15, 2017 meeting if the Facilities Committee approves this item.

\*\*\*\*\*

Ms. Cannon reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Council moved to recommend to the full board approval of the intent to lease with the NC Department of Public Safety – Adult Probation.

SECOND: Commissioner Lancaster

VOTE: UNANIMOUS (3-0)

## B. COASTAL HORIZONS CENTER, INC.

### BACKGROUND

Coastal Horizons Center, Inc., a provider who offers the Treatment Accountability for Safer Communities program (TASC), wishes to renew an existing lease agreement with Cumberland County for office space at the Cumberland County Community Corrections Center located at 412 Russel Street in Fayetteville. This agreement will expire June 30, 2017. The lease includes 1,773 square feet of office space. The lease terms would be as follows: a three (3) year term and annual rent in the amount of \$26,595 or \$15.00 per square foot payable in monthly installments of \$2,216.25. A copy of the current agreement was provided at the Facilities Committee meeting.

### RECOMMENDATION/PROPOSED ACTION:

Staff recommends approval of the intent to lease and required thirty (30) day advertising. It is proposed that staff would subsequently bring a resolution to the Board of Commissioners at their May 15, 2017 meeting with a second and final resolution, and the

# DRAFT

actual lease agreement, being brought to the Board of Commissioners at their June 19, 2017 meeting.

\*\*\*\*\*

Ms. Cannon reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Council moved to recommend to the full board approval of the intent to lease with Coastal Horizons Center, Inc. and the required thirty (30) day advertising.  
SECOND: Commissioner Lancaster  
VOTE: UNANIMOUS (3-0)

## 4. CONSIDERATION OF REQUEST TO NAME THE CUMBERLAND COUNTY COURTHOUSE IN HONOR OF JUDGE E. MAURICE BRASWELL

### BACKGROUND

Superior Court Judge James Ammons, Jr. has presented a request and petition to name the Cumberland County Courthouse in honor of retired Judge E. Maurice Braswell. Based upon research conducted by the Clerk to the Board, it does not appear that the Board of Commissioners has a formal policy for the naming of County facilities, and the last such request to be considered was for the old Public Health Building which was named after E. Newton Smith. The current practice appears to be to petition the Facilities Committee who then makes its consideration and then a recommendation to the full Board if approved at the Committee level.

### RECOMMENDATION/PROPOSED ACTION:

Staff presents this information for the Facilities Committee's review and consideration.

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Ms. Cannon reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Lancaster moved to refer this item to the June 1, 2017 Policy Committee meeting and requested County staff to gather background information and prepare a proposed policy on naming County buildings and distribute to the Policy Committee prior to the June 1, 2017 meeting.  
SECOND: Commissioner Council  
VOTE: UNANIMOUS (3-0)

## 5. UPDATE ON MISDEMEANOR DIVERSION PROGRAM

# DRAFT

Callie Gardner, Pretrial Services, provided an update on the Misdemeanor Diversion Program. Ms. Gardner stated the program has been running since September 2016. Ms. Gardner stated since the start of the program they have received 71 referrals from local law enforcement agencies. The Misdemeanor Diversion Program has had 50 active participants and 15 participants successfully completed.

The Facilities Committee received the update and no action was taken.

## 6. OTHER ITEMS OF BUSINESS

There were no other items of business.

MEETING ADJOURNED AT 8:50 AM.

**CUMBERLAND**  
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NORTH CAROLINA**ENGINEERING & INFRASTRUCTURE DEPARTMENT**

Engineering Division · Facilities Management Division · Landscaping &amp; Grounds Division · Public Utilities Division

**MEMO FOR THE AGENDA OF THE**  
**JUNE 1, 2017 MEETING OF THE FACILITIES COMMITTEE**

**TO:** FACILITIES COMMITTEE MEMBERS

**FROM:** JEFFERY P. BROWN, PE, E & I DIRECTOR

**THROUGH:** TRACY JACKSON, ASSISTANT COUNTY MANAGER 

**DATE:** MAY 23, 2017

**SUBJECT:** REVIEW OF PAVING PRIORITIES

**Requested by:** JEFFERY P. BROWN, PE, E & I DIRECTOR

**Presenter(s):** JEFFERY P. BROWN, PE, E & I DIRECTOR

**Estimate of Committee Time Needed:** 10 MINUTES

**BACKGROUND:**

At the May 4, 2017 Facilities Committee, the Committee was asked to approve a contract to repave the parking lot at the Historic Courthouse. The question was raised during discussion of the item as to how the Historic Courthouse parking lot was selected over other parking lots at other facilities that may be more heavily utilized. In FY 15, the Engineering & Infrastructure Department issued a Request for Qualifications (RFQ) for the completion of a pavement condition survey on all County parking lots. US Infrastructure of Carolina, Inc. out of Greensboro, NC was selected to complete this evaluation based on their experience and their approach in completing the task. The results of the pavement condition survey were presented to the Board of Commissioners at a Budget Work Session on March 5, 2015.

All County parking lots were evaluated and assigned a Pavement Condition Index (PCI) which is a numerical indicator that rates the surface condition of asphalt pavement. The rating scale is from 0 to 100 with 100 being the highest, most desired ranking. A brief presentation will be provided during the meeting to review the ratings so that committee members will have a better understanding of the Department's paving priorities moving forward.

**RECOMMENDATION/PROPOSED ACTION:**

The Facilities Committee is not being asked to take any action. This purpose of this item is to provide the Committee additional background information on the paving priorities of County parking lots.



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# Review of Paving Priorities

*June 1, 2017*

*Facilities Committee Meeting*

# Background Information

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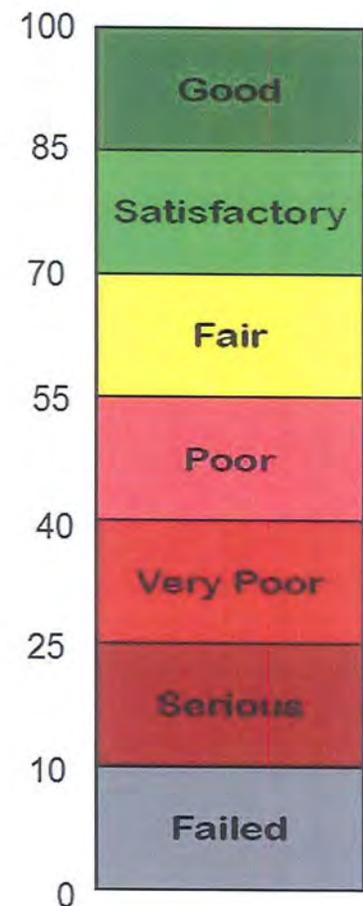
- Request for Qualifications (RFQ) issued in Fall of 2014
- US Infrastructure of Carolina, Inc. selected to perform Pavement Condition Survey
- Final results provided to the County in February 2015



# Pavement Condition Index (PCI)

1. A numerical indicator that rates the surface condition of asphalt pavement
2. PCI is determined by:
  - Type of Distress – 20
  - Severity of Distress – low, medium, high
  - Quantity of Distress – amount identified

Figure 1 - Standard  
PCI Rating Scale



# CIP Strategy for Parking Lots

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- Balance between maintenance and replacement
- Preventive maintenance (PM) measures must be taken early
- Focus PM initiatives on parking lots with Pavement Condition Index (PCI) > 60 (Industry Guidelines)
- Consider usage of parking lot



<u>LOCATION</u>	<u>DESCRIPTION OF PREVENTIVE MAINTENANCE</u>	<u>PCI</u>	<u>COST ESTIMATE</u>
Wellness/Risk Management	Striping and pavement markings	95	\$900
Eastover Recreation Center	Striping and Pavement Markings	95	1,400
Sheriff's Training Center	22 SY of full depth patching, striping and pavement markings	93	2,000
Department of Social Services	Crack sealing	91	8,700
Animal Services Center	Crack sealing, striping and pavement markings	91	1,700
Public Health	Milling and replacement of certain sections of asphalt, fog seal and striping and pavement markings	89	58,800
Bradford Place	Crack sealing	89	4,100
Detention Center	33 SY of full depth patching, crack sealing, striping and pavement markings	87	5,800
Domestic Violence Center	Slurry seal, striping and pavement markings	85	6,200
North Regional Library	Crack Sealing, slurry seal, striping and pavement markings	83	50,700
Community Corrections Bldg	29 SY of full depth patching, crack sealing, slurry seal, striping and pavement markings	82	14,000
Arnette Park Maintenance Bldg	Crack sealing, slurry seal and striping	80	3,300
Cliffdale Library	4 SY of full depth patching, crack sealing, slurry seal, striping and pavement markings	79	22,000
County Courthouse (Lot #2)	Crack sealing	75	7,400
Fuller Building	Crack sealing and repair sidewalk	73	2,500
Building Maintenance Facility	6 SY of full depth patching and crack sealing	70	1,700
Dorothy Spainhour School	9 SY of full depth patching, crack sealing, striping and pavement markings	70	4,700
East Regional Library	620 SY of full depth patching and crack sealing	69	38,100
Headquarters Library - North	28 SY of full depth patching, crack sealing, microsurfacing and striping	67	7,600
Law Enforcement Center (Lot #4)	Crack sealing	67	14,600
Headquarters Library - East	58 SY of full depth patching, crack sealing, microsurfacing, striping and pavement markings	66	17,700
Hope Mills Library	17 SY of full depth patching, crack sealing, slurry seal, striping and pavement markings	65	23,200

**Total Estimated Cost = \$297,100**

## Substantial Improvements – Resurfacing/Rebuild

LOCATION	AREA (SF)	PCI	COST ESTIMATE
JP Riddle Stadium	308,270	68	\$588,542
Spring Lake Branch Library/Family Resource Center	136,840	67	111,595
Convention and Visitors Bureau	12,550	65	28,037
Agricultural Expo Office Building	46,067	59	102,566
Bordeaux Branch Library	30,810	59	67,997
Alphin House	7,810	57	5,402
Landscaping	32,560	54	15,874
Arnette Park Administrative Building	13,580	50	30,370
Winding Creek Executive Place	70,780	47	155,852
Historic Courthouse	18,620	47	95,258
E. Newton Smith Center	101,040	31	220,604
Sheriff's Annex	39,440	31	46,275
Central Maintenance Facility	64,060	26	139,104
Veterans Services	12,440	24	<u>84,250</u>

**TOTAL ESTIMATED COST = \$1,691,726**

# Questions?



CUMBERLAND  
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AMY H. CANNON  
County Manager

SALLY SHUTT  
Assistant County Manager



MELISSA C. CARDINALI  
Assistant County Manager

W. TRACY JACKSON  
Assistant County Manager



ITEM NO. 3

**OFFICE OF THE COUNTY MANAGER**

**MEMO FOR THE AGENDA OF THE JUNE 1, 2017  
MEETING OF THE FACILITIES COMMITTEE**

**TO:** FACILITIES COMMITTEE MEMBERS  
**FROM:** W. TRACY JACKSON, ASST. COUNTY MANAGER  
**THROUGH:** AMY H. CANNON, COUNTY MANAGER  
**DATE:** MAY 19, 2017  
**SUBJECT:** CONSIDERATION LEASE RENEWAL WITH THE FIRST PRESBYTERIAN CHURCH OF FAYETTEVILLE  
**Presenter(s):** W. Tracy Jackson, Asst. County Manager

**Estimate of Committee Time Needed:** 10 Minutes

**BACKGROUND**

Cumberland County renewed a lease agreement for parking lot space from the First Presbyterian Church of Fayetteville in November of 2016. This current agreement will expire on June 30, 2017. The following proposed terms for a renewal have been put forth and are agreeable to the Church:

- Five-year term starting July 1, 2017 and ending June 30, 2022
- Annual lease rate of \$21,000 per year payable in monthly installments of \$1,750 (present rate is \$23,242/year)
- County continues to maintain property as specified in current agreement (estimated annual cost to the County of \$3,400/year)
- County and Church agree to split cost one-time for parking lot repair (ie, potholes, cracks, and restriping) estimated at \$3,750 per party for an estimated total project cost of \$7,500

**RECOMMENDATION/PROPOSED ACTION:**

Staff recommends review and approval to move forward to the full Board of Commissioners as a Consent Agenda item at the June 19, 2017 Regular Meeting.



ITEM NO. 4

**CUMBERLAND**  
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**ENGINEERING & INFRASTRUCTURE DEPARTMENT**

Engineering Division · Facilities Management Division · Landscaping & Grounds Division · Public Utilities Division

**MEMO FOR THE AGENDA OF THE**  
**JUNE 1, 2017 MEETING OF THE FACILITIES COMMITTEE**

**TO:** FACILITIES COMMITTEE MEMBERS

**FROM:** JEFFERY P. BROWN, PE, E & I DIRECTOR

**THROUGH:** TRACY JACKSON, ASSISTANT COUNTY MANAGER 

**DATE:** MAY 30, 2017

**SUBJECT:** CONSIDERATION OF APPROVAL FOR A CONTRACT  
FOR IMPROVEMENTS TO PARKS FOR THE TOWNS OF  
GODWIN AND WADE

**Requested by:** JEFFERY P. BROWN, PE, E & I DIRECTOR

**Presenter(s):** JEFFERY P. BROWN, PE, E & I DIRECTOR

**Estimate of Committee Time Needed:** 10 MINUTES

**BACKGROUND:**

Fayetteville Cumberland Parks & Recreation in conjunction with the Towns of Godwin and Wade identified improvements that would be made at each of the Town's respective parks along with a budget for each of the proposed improvements. An expansion to town hall to be used for meeting space and special events was the most significant project for the Town of Godwin. A budget was set aside in the amount of \$175,000 for this project which also includes the architectural fees associated with the design of this addition. The most significant project for the Town of Wade was the addition of outside restrooms to their Community Building along with some other building improvements. A budget of \$150,000 was set aside for this project to include architectural fees.

It was decided that it would be more economically feasible to bid the projects together as one project. A mandatory pre-bid conference was held for these projects on February 13, 2017 to review the project scope with all interested bidders. A bid opening was held on March 2<sup>nd</sup> in which four local contractors submitted bids for the proposed improvements. The lowest responsible and responsive bid was submitted by Hayes, Inc. in the amount of \$436,000. The certified bid tabulation along with a letter of recommendation to award the contract to Hayes, Inc. provided by the project architect have been attached.

With the architectural design fees for each project along with the funding that has already been spent on the building improvements for the Wade Community Building, there is \$244,442 remaining for this project. There is Parks and Recreation fund balance available that can be used to cover the additional cost. It is recommended that \$225,000 be transferred to this project budget. This will cover the additional cost of the project as well as establish a contingency in the amount of \$25,000 to be used for any required changes during construction.

**RECOMMENDATION/PROPOSED ACTION:**

The Engineering & Infrastructure Director along with County Management recommend that the Facilities Committee approve the following recommendations and forward them to the Board of Commissioners for its consideration at their June 19<sup>th</sup> meeting.

1. Accept the bids for the improvements to the parks for the Town of Godwin and the Town of Wade and award a contract to Hayes, Inc. in the amount of \$436,000.
2. Establish a contingency in the amount of \$25,000 to be used for additional work recommended by the Engineering & Infrastructure Director and approved by the County Manager.
3. Authorize the transfer of \$225,000 from Parks and Recreation fund balance to be used to complete the project.



May 26, 2017

Mr. Jeffery Brown, PE  
Cumberland County Engineering & Infrastructure Department  
County of Cumberland  
130 Gillespie Street  
Fayetteville, North Carolina 28301

Re: Godwin Town Hall and Wade Community Center Additions, APN 1550

Dear Mr. Brown:

Please find attached original copies of all bids presented on March 7, 2017 and an original bid tab (sealed) for the project referenced above. As you can see in the chart below Hayes, Inc. is the apparent low bidder as a single prime contractor for this project. Pending your final review of bid qualifications I recommend the following contractors be considered for award of the project in the following order:

Low Bid:	Hayes, Inc.	@	\$436,000.00
2 <sup>nd</sup> Low Bid:	Ben Stout Real Estate Services, Inc.	@	\$470,000.00
3 <sup>rd</sup> Low Bid:	Shaw Construction Company	@	\$577,488.00

The construction costs listed above do not include any alternates. Once I receive and review the low bidder's minority compliance documentation and confirmed that they are the qualified low bidder I will recommend they be awarded this project.

If you have any questions or concerns please call.

Respectfully Submitted,

Gordon E. Johnson, AIA, LEED AP

Attachments: Certified Bid Tabulation  
Contractors bids



Bid Tabulation

March 7, 2017



Wade Community Center and Godwin Town Hall Additions

Owner: County of Cumberland

General Contractor	Addenda 1-2	Required Forms	Bid Security	Base Bid	Add Alt. G-1 Pressure wash Godwin Town Hall	Add Alt. G-2 Paint Wade Community Center	Unit Price A1 Replacement of Unsuitable Soil - Sq. Ft.
<b>Ben Stout Real Estate Serv. Inc.</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>\$470,000.00</b>	<b>\$1,800.00</b>	<b>\$5,000.00</b>	<b>\$60.00</b>
	Wade Community Center:			\$180,000.00			
	Godwin Town Hall:			\$290,000.00			
Mechanical Contractor:	*Not Listed on Bid Form			\$42,000.00			
Plumbing Contractor:	*Not Listed on Bid Form			\$50,000.00			
Electrical Contractor:	*Not Listed on Bid Form			\$33,000.00			
<b>Hayes, Inc.</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>\$436,000.00</b>	<b>\$480.00</b>	<b>\$4,714.00</b>	<b>\$48.00</b>
	Wade Community Center:			\$155,000.00			
	Godwin Town Hall:			\$281,000.00			
Mechanical Contractor:	Main Street Heat & Cooling			\$29,525.00			
Plumbing Contractor:	Courtney Baker Plumbing			\$32,300.00			
Electrical Contractor:	McCarter Electrical Co.			\$32,720.00			

General Contractor	Addenda 1-2			Base Bid	Add Alt. G-1 Pressure wash Godwin Town Hall	Add Alt. G-2 Paint Wade Community Center	Unit Price A1 Replacement of Unsuitable Soil - Sq. Ft.
	Required Forms	Bid Security					
M+E Contracting, Inc.	Y	Y	Y	\$586,084.00	\$475.00	\$2,874.00	\$20.00
	Wade Community Center:			\$233,912.00			
	Godwin Town Hall:			\$352,172.00			
Mechanical Contractor:	Bass A/C Company			\$63,500.00			
Plumbing Contractor:	Haire Plumbing			\$42,450.00			
Electrical Contractor:	McCarter Electrical Co.			\$32,700.00			
Shaw Construction Company, Inc.	Y	Y	Y	\$577,488.00	\$650.00	\$4,600.00	\$42.00
	Wade Community Center:			\$200,562.00			
	Godwin Town Hall:			\$376,926.00			
Mechanical Contractor:	*Not Listed on Bid Form			\$63,500.00			
Plumbing Contractor:	*Not Listed on Bid Form			\$42,450.00			
Electrical Contractor:	*Not Listed on Bid Form			\$32,720.00			

\*Ben Stout Construction & Shaw Construction did not list the Mechanical, Plumbing, or Electrical Contractor company name on their bid form.

I certify that the bids represented herein (with exceptions noted) were properly submitted in accordance with requirements of the General Statutes of North Carolina, G.S. 143-128.

RICKEY L. MOOREFIELD  
County Attorney



PHYLLIS P. JONES  
Assistant County Attorney

ROBERT A. HASTY, JR.  
Assistant County Attorney

**OFFICE OF THE COUNTY ATTORNEY**

5<sup>th</sup> Floor, New Courthouse • P.O. Box 1829 • Suite 551 • Fayetteville, North Carolina 28302-1829  
(910) 678-7762

**MEMO FOR THE AGENDA OF THE JUNE 1, 2017,  
MEETING OF THE FACILITIES COMMITTEE**

**TO:** Facilities Committee; Co. Manager; Jeffrey Brown  
**FROM:** Co. Atty. *R. Moorefield*  
**DATE:** May 31, 2017  
**SUBJECT:** Consideration of Request from NCDOT for a Drainage Easement

**Approved as an Agenda Item by the County Manager**

**Estimate of Time Needed: 10 minutes**

- Attachments:** (1) Letter of Request from RWC  
(2) Plat showing location of easement on parcel  
(3) Copy of Easement Document

**BACKGROUND:**

NCDOT has requested what it describes as a temporary drainage easement on a county parcel located on Camden Road for construction of the Fayetteville Outer Loop. The property is the site of a solid waste convenience site. The easement is located at the extreme western end of the triangular shaped parcel and is highlighted in orange on the plat that is attached. Although it is described as a temporary drainage easement, it is a permanent easement because the property will not be restored to its original condition. Also, the county will not be able to use the easement area in any manner that the NCDOT deems will obstruct or impair the use of the easement by the NCDOT after the drain is installed. The use of this portion of the lot for a drainage easement does not impact the current use of the property as a convenience center. The county attorney has consulted with the county engineer about this request and the county engineer will be available to answer any questions.

**RECOMMENDATION/PROPOSED ACTION:**

The county attorney recommends the easement be granted.

# RWC

## RIGHT OF WAY CONSULTANTS, LLC

Appraisal/Acquisition/Relocation

May 25, 2017

PROJECT: U-2519 BA Parcel 148 County of Cumberland  
WBS#: 34817.2FR14  
COUNTY: Cumberland  
DESCRIPTION: Fayetteville Outer Loop

Dear Mr. Moorefield:

The North Carolina Department of Transportation is proposing to construct the Fayetteville Outer Loop outside of Fayetteville, North Carolina. It will be necessary for the Department to acquire a portion of your property as described in Deed Book 3018 page 499 of the Cumberland County Registry. The property address is 7427 Camden Road Fayetteville, NC 28306. The area in this parcel contains 0.490 acres. We will only be acquiring temporary drainage easement containing 0.007 acres (320 square feet). This easement will expire once the construction is complete. The current access to your property will not change.

The Department would ask that the County donate this easement for the temporary use of the described area.

I am attaching the temporary easement agreement which will be used to convey the temporary use of this property. I have also enclosed a map of the project area and other documents for your review.

Should you have any questions or desire any additional information, please feel free to contact me.

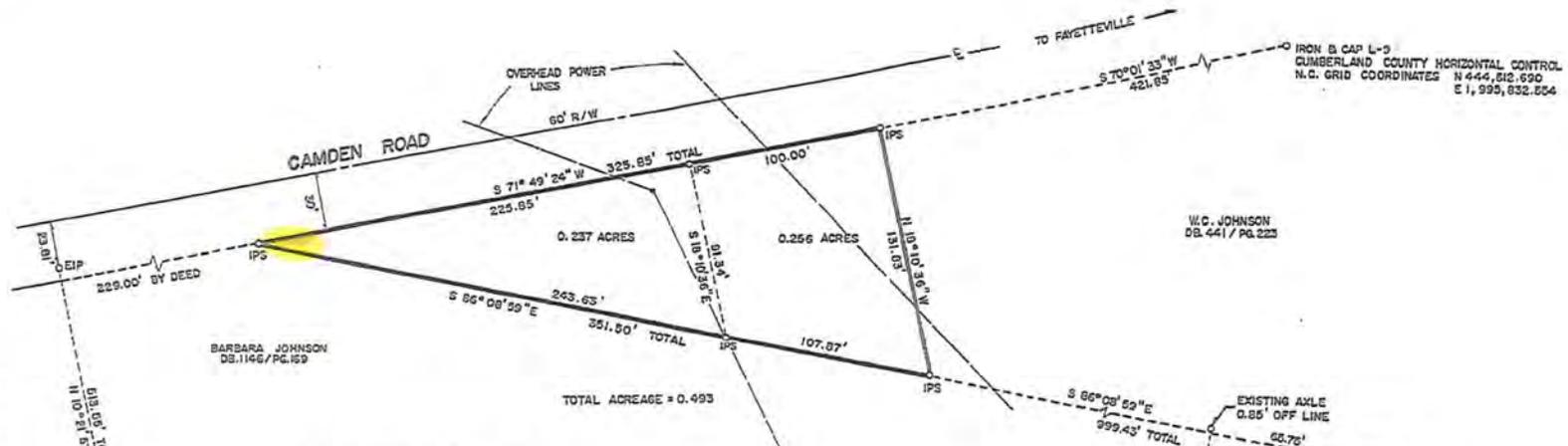
Sincerely,



L P Hodges  
Right of Way Consultants, LLC.  
910-818-9020  
hodgespate@gmail.com



VICINITY MAP  
NO SCALE



WILLIAM DIXON  
DB.2704 / PG.19

BARBARA JOHNSON  
DB.1146 / PG.59

W.C. JOHNSON  
DB.441 / PG.223

BARBARA JOHNSON  
DB.2447 / PG.7

North Carolina, Cumberland County  
This foregoing plat was prepared and applied for by  
George M. Rose III  
Notary Public in and for the State of North Carolina, who is certified to be correct.  
This instrument was presented for registration and recorded in this  
Office at Book 56 Page 23  
This 18 day of July, 1988 at 10:40 A.M.  
George E. Tatum By George E. Tatum  
Register of Deeds Deputy Register of Deeds

North Carolina, Cumberland County  
I, a Notary Public of the County and State aforesaid, certify that George M. Rose, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17 day of July, 1988.

George M. Rose  
Notary Public  
My commission expires September 13, 1988

I, George M. Rose, certify that this plat was drawn under my supervision from an actual survey made under my supervision; deed description recorded in Book 441, Page 223; that this plat was prepared in accordance with GS 47-28 as amended. Witness my original signature, registration number and seal this 17 day of July, A.D., 1988.

George M. Rose  
Surveyor  
L-2721  
Registration Number



REFERENCE  
PS. 51 / PG. 66  
DB. 2640 / PG. 146  
DB. 419 / PG. 582  
DB. 313 / PG. 459 POWER LINE ESMT  
DB. 242 / PG. 584 POWER LINE ESMT

PROPERTY OF  
**COUNTY OF CUMBERLAND**  
ROCKFISH TOWNSHIP CUMBERLAND COUNTY  
NEAR HOPE MILLS NORTH CAROLINA  
SCALE: 1" = 40' JULY, 1984

ROSE & PURCELL, INC.  
SURVEYORS-ENGINEERS-PLANNERS  
FAYETTEVILLE, N. C.



Revenue Stamps \$ 0.00

### TEMPORARY EASEMENT

THIS INSTRUMENT DRAWN BY Elena Bost CHECKED BY L. P. Hodges

RETURN TO: Division R/W Agent, NCDOT  
225 Green St. #503 Fayetteville, NC 28301

NORTH CAROLINA	TIP/PARCEL NUMBER: <u>U-2519 BA 148</u>
COUNTY OF <u>Cumberland</u>	WBS ELEMENT: <u>34817.2FR14</u>
TAX PARCEL <u>9494-54-3495-</u>	ROUTE: <u>Fay Outer Loop (Camden Road)</u>

THIS EASEMENT, made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_ 20 17  
by and between County of Cumberland  
P O Box 449  
Fayetteville, North Carolina 28302

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

#### WITNESSETH

THAT the GRANTORS, for themselves, their heirs, successors, executors, and assigns, for and in consideration of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors, and assigns, a temporary easement for highway purposes, subject to the terms and provisions hereinafter set forth, over a portion of real property described in deed(s) recorded in Book 3018, Page 499 in the office of the Register of Deeds of Cumberland County, said easement being described as follows:

Temporary Drainage Easement described as follows:

Point of beginning being N 78°03'9.1" E, 278.084 feet from -Y13- STA 75+00; thence to a point on a bearing of S 86°01'10.6" E, 26.887 feet; thence to a point on a bearing of N 57°19'10.8" E, 39.912 feet; thence to a point on a bearing of S 71°57'14.0" W, 63.542 feet; returning to the point and place of beginning. Having an area of 320 square feet more or less.

COUNTY: Cumberland WBS ELEMENT: 34817.2FR14 TIP/PARCEL NO.: U-2519 BA 148

Said easement widths, station numbers, survey lines and additional easement areas being delineated on that set of plans for State Highway Project 34817.2FR14 on file in the office of the Department of Transportation in Raleigh, North Carolina, and also on a copy of said project plans which will be recorded, pursuant to N.C.G.S 136-19.4, in the Office of the Register of Deeds of Cumberland County, to which plans reference is hereby made for greater certainty of description of the easement areas herein conveyed and for no other purpose.

This EASEMENT is subject to the following terms and provisions only:

The above described Temporary Drainage Easement(s) will terminate upon completion and acceptance of the project. The underlying fee owner shall have the right to continue to use the Temporary Easement area in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area by the Department of Transportation, its agents, assigns, and contractors.

There are no conditions to this EASEMENT not expressed herein.

TO HAVE AND TO HOLD said temporary easement for highway purposes, subject to the terms and provisions hereinabove set forth, unto the DEPARTMENT, its successors and assigns, and the GRANTORS, for themselves, their heirs, successors, executors and assigns, hereby warrant and covenant that they are the sole owners of the property; that they solely have the right to grant the said temporary easement; and that they will warrant and defend title to the same against the lawful claims of all persons whomsoever;

The Grantors acknowledge that the project plans for Project # 34817.2FR14 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 34817.2FR14, Cumberland County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

CUMBERLAND COUNTY, NORTH CAROLINA

BY: \_\_\_\_\_ (SEAL)  
Glenn B. Adams, Chairman of the Cumberland  
County Board of Commissioners

Attest  
\_\_\_\_\_  
Candice H. White, Clerk of the Cumberland  
County Board of Commissioners (SEAL)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: \_\_\_\_\_

COUNTY: Cumberland WBS ELEMENT: 34817.2FR14 TIP/PARCEL NO.: U-2519 BA 148

	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Cumberland</u></p> <p>I, _____ a Notary Public for said County and State, do hereby certify that <u>Candice H. White</u> personally appeared before me this day and acknowledged that she is Clerk of the <u>Cumberland</u> County Board of Commissioners, and that by the authority duly given, the foregoing instrument was signed in its name by its Chairman of the <u>Cumberland</u> County Board of Commissioners, sealed with its corporate seal, and attested by <u>Candice H. White</u> as its Clerk.</p> <p>Witness my hand and official stamp or seal, this the _____ day of _____, 20____.</p> <p>My commission expires _____ Notary Public</p>
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**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

**ENGINEERING & INFRASTRUCTURE DEPARTMENT**

Engineering Division · Facilities Management Division · Landscaping & Grounds Division · Public Utilities Division

**MEMO FOR THE AGENDA OF THE**  
**JUNE 1, 2017 MEETING OF THE FACILITIES COMMITTEE**

**TO:** FACILITIES COMMITTEE MEMBERS

**FROM:** JEFFERY P. BROWN, PE, E & I DIRECTOR

**THROUGH:** TRACY JACKSON, ASSISTANT COUNTY MANAGER

**DATE:** MAY 23, 2017

**SUBJECT:** UPDATE ON HEADQUARTERS LIBRARY FLOOD  
DAMAGE REPAIRS

**Requested by:** JEFFERY P. BROWN, PE, E & I DIRECTOR

**Presenter(s):** JEFFERY P. BROWN, PE, E & I DIRECTOR

**Estimate of Committee Time Needed:** 10 MINUTES

**BACKGROUND:**

The Headquarters Library located at 300 Maiden Lane flooded during Hurricane Matthew. The Board of Commissioners approved a contract for the interior flood damage repairs on January 17, 2017 in the amount of \$135,482. In addition, to the interior damage the parking lot received some damage that also had to be repaired. The cost of making the parking lot repairs is \$13,746. Interior repairs are complete and the parking lot should be completely repaired by the end of this week weather permitting.

**RECOMMENDATION/PROPOSED ACTION:**

The Facilities Committee is not being asked to take any action. This purpose of this item is to provide the Committee an update on the status of the repairs that have been made.



**CUMBERLAND**  
★ **COUNTY** ★  
NORTH CAROLINA

**Update on Headquarters Library  
Flood Damage Repairs**

*June 1, 2017*

*Facilities Committee Meeting*

# Presentation Overview

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- Review Background
- Overview of Damage
- Overview of Construction
- Project Completion and Results



# Background Information

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- October 8<sup>th</sup> Hurricane Matthew flooding
- Headquarters Library Basement Level & Parking Lot Damage
- Repair/Renovation Completed



# Library Basement Damage

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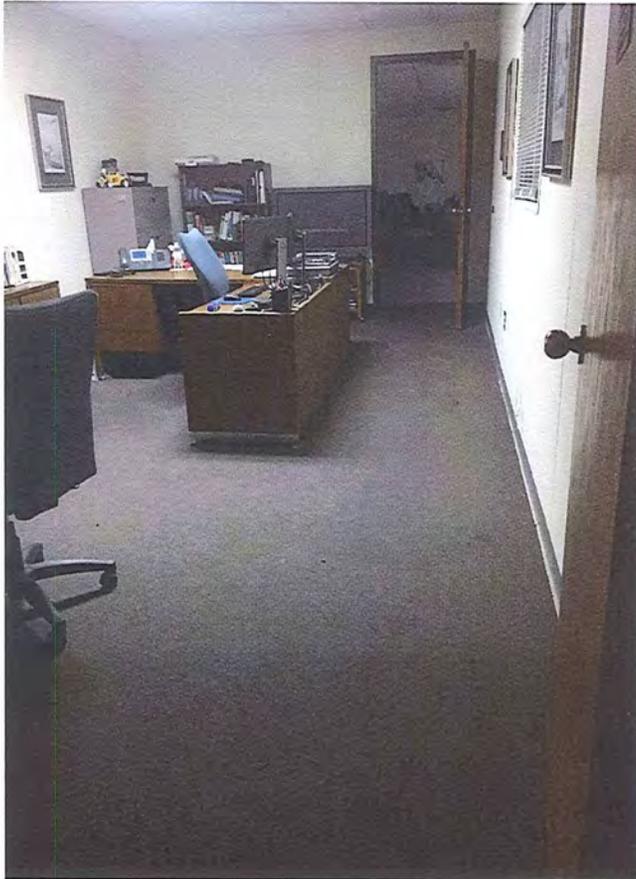
- Library Basement Damage due to 5.5 inches to 6 inches of flood damage
- Flooring & Walls, etc. were damaged as a result
- Repair included new flooring – carpet & laminate vinyl flooring, 50% wall replacement, trim and cabinets



# Library Basement Damage



# Library Basement Damage



# Library Basement Construction



# Library Basement Completion



# Library Basement Completion



# Library Parking Lot Damage

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- Library Parking Lot Damage occurred as a result of stormwater runoff
- Subgrade failure and washouts
- Repair included subgrade stabilization, asphalt pavement, new curb & gutter and pavement markings



# Library Parking Lot Damage

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**CUMBERLAND**  
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NORTH CAROLINA

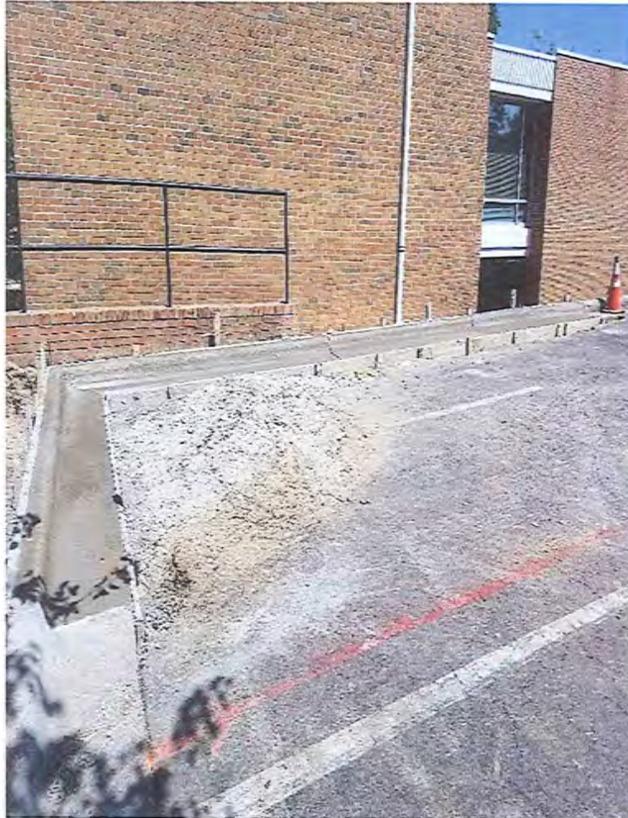
# Library Parking Lot Damage



# Library Parking Lot Repair



# Library Parking Lot Repair



# Library Parking Lot Complete



# Questions?



CUMBERLAND  
★ COUNTY ★  
NORTH CAROLINA