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CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

CANDICE WHITE
Clerk to the Board

KELLIE BEAM
Deputy Clerk

BOARD OF COMMISSIONERS

MEMORANDUM

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

FROM: Kellie Beam, Deputy Clerk to the Board *KB*

DATE: February 19, 2018

SUBJECT: Facilities Committee Regular Meeting – Thursday, March 1, 2018

There will be a regular meeting of the Board of Commissioners' committees (Finance, Policy and Facilities Committees) on Thursday, March 1, 2018 beginning at 8:30 a.m. in room 564 of the Judge E. Maurice Braswell Cumberland County Courthouse. All committee meetings will start as soon as the previous committee adjourns.

AGENDA

1. Approval of Minutes
 - A. February 1, 2018 Regular Meeting **(Pg. 2)**
 - B. February 15, 2018 Special Meeting **(Pg. 7)**
2. Update Regarding 2018 Parks and Recreation Master Plan **(Pg. 12)**
3. Consideration of Land Purchase for the Solid Waste Melvin Container Site **(Pg. 18)**
4. Consideration of Proposal for Roof and Exterior Wall Sealant Replacement at Crown Coliseum **(Pg. 21)**
5. Update on Animal Services HVAC Project **(Pg. 24)**
6. Report on Lease Agreements for County Owned Property **(Pg. 26)**
7. Other Items of Business **(NO MATERIALS)**

DRAFT

CUMBERLAND COUNTY FACILITIES COMMITTEE
JUDGE E. MAURICE BRASWELL CUMBERLAND COUNTY COURTHOUSE
117 DICK STREET, 5TH FLOOR, ROOM 564
FEBRUARY 1, 2018
REGULAR MEETING MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
Commissioner Michael Boose
Commissioner Jeannette Council

OTHER COMMISSIONERS PRESENT:
Commissioner Larry Lancaster

OTHERS PRESENT: Amy Cannon, County Manager
Tracy Jackson, Assistant County Manager
Sally Shutt, Assistant County Manager
Melissa Cardinali, Assistant County Manager
Duane Holder, Assistant County Manager
Rick Moorefield, County Attorney
Brenda Jackson, Social Services Director
AJ Riddle, Assistant County Engineer
Deborah Shaw, Budget Analyst
Heather Harris, Budget Analyst
Jon Soles, Public Information Specialist
Mike Nagowski, Cape Fear Valley CEO
Candice White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Glenn Adams called the meeting to order.

1. ELECTION OF 2018 FACILITIES COMMITTEE CHAIR

MOTION: Commissioner Council moved to approve Commissioner Glenn Adams as the Facilities Committee Chairman.

SECOND: Commissioner Boose

VOTE: UNANIMOUS (3-0)

2. APPROVAL OF MINUTES – NOVEMBER 30, 2017 SPECIAL MEETING & DECEMBER 7, 2017 REGULAR MEETING

MOTION: Commissioner Council moved to approve the minutes as presented.

DRAFT

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

3. CONSIDERATION OF CONTRACT FOR PARKING LOT IMPROVEMENTS AT VARIOUS COUNTY FACILITIES

BACKGROUND:

The Capital Improvement Plan (CIP) identified multiple repairs for the Courthouse Parking Lots, Detention Center, Community Corrections and Headquarters Library. The repairs to these parking lots are projects identified as a high priority on the list of CIP paving projects.

A pre-bid meeting was held on November 21, 2017, in which all local contractors were invited to attend. Informal bids were received on November 29, 2017 for the repairs of the various parking lots. Diamond Constructors, Inc., provided the lone bid in the amount of \$174,251.53. There were no other bidders.

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 consideration at their February 19th meeting:

1. Accept the bids for the repairs of the various parking lots and award a contract to Diamond Constructors, Inc. in the amount of \$174,250.93.
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.

A.J. Riddle, Assistant County Engineer, 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 repairs of the various parking lots and award a contract to Diamond Constructors, Inc. in the amount of \$174,250.93 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.

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

4. CONSIDERATION OF CONTRACT FOR CROWN COLISEUM RETAINING WALL PROJECT

DRAFT

BACKGROUND:

During Hurricane Matthew, the concrete block wall at the Crown Coliseum loading dock failed. E&I Staff met with Fleming & Associates on April 27, 2017 to begin the design process for a replacement retaining wall to repair the damage that was done. On June 8, 2017, FEMA reviewed the project for reimbursement. On June 22, 2017, FEMA communicated to County staff that the project had been approved for reimbursement in the amount of \$79,750.00. The County received a design from Fleming & Associates for the proposed Crown Coliseum retaining wall on September 18, 2017, and a pre-bid meeting was held on October 12, 2017 that local contractors were invited to attend. Informal bids were received on October 25, 2017 for the proposed retaining wall. The lowest, responsible and responsive bid was submitted by M&E Contracting, Inc., in the amount of \$118,052.00.

The County immediately contacted Carter Consulting, which had been retained by the County to coordinate with FEMA and NC Emergency Management for the various repairs necessary due to Hurricane Matthew. E&I staff was advised to contact the NC Department of Public Safety and provide an update regarding the actual bid amount. On December 12, 2017, the County was informed to proceed with the project by NC Emergency Management after providing the necessary documentation and a narrative describing the project cost.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the following recommendations and forward this as a Consent Agenda item to the Board of Commissioners for its consideration at their February 19th meeting:

1. Accept the bids for the construction of the retaining wall and award a contract to M&E Contracting, Inc. in the amount of \$118,052.00.
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.
3. Approve Budget Ordinance Amendment #B180039 in the amount of \$128,052 for the construction of the retaining wall at the Crown Coliseum. FEMA will reimburse Cumberland County for the full cost of the project.

Mr. Riddle reviewed the background information and recommendation as recorded above. Amy Cannon, County Manager, stated the budget ordinance amendment recorded above had already been approved in January so action did not need to be taken on #3 in the recommendation above.

MOTION: Commissioner Council moved to recommend to the full board to accept the bids for the construction of the retaining wall and award a contract to M&E Contracting, Inc. in the amount of \$118,052 and establish a contingency in

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the amount of \$10,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

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

5. CONSIDERATION OF REQUEST FROM THE TOWN OF SPRING LAKE FOR REAL PROPERTY TRANSFER

BACKGROUND:

The County Manager’s Office has received a request from the Town of Spring Lake for a transfer of real property owned by Cumberland County which was obtained through the State Hazard Mitigation Program due to the land being subject to repeated flooding. Due to restrictions placed on the land by the Hazard Mitigation Program, this land cannot be developed in any other manner that would result in a possible future disaster claim. The property is located at 2122 Lillington Highway on the Little River and would be utilized by the Spring Lake Fire Department for emergency access if needed for water rescue situations. The deed is recorded in Book 5174/234, and the applicable North Carolina Statute that allows for the exchange is 160A-274.

RECOMMENDATION:

Staff recommends approval of the request by the Facilities Committee and forwarding it on to the Board of Commissioners for consideration as a Consent Agenda item at their February 19, 2018 regular meeting.

Tracy Jackson, Assistant County Manager, reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Boose moved to recommend to the full board approval to transfer the real property owned by Cumberland County at 2122 Lillington Highway to the Town of Spring Lake in line with the Hazard Mitigation Program.
SECOND: Commissioner Council
VOTE: UNANIMOUS (3-0)

6. REPORT ON THE STATUS OF THE TRANSFER OF E. NEWTON SMITH FACILITY TO CUMBERLAND COUNTY HOSPITAL SYSTEM, INC.

BACKGROUND:

On November 20, 2017, the Board of Commissioners approved the transfer of the E. Newton Smith and Executive Place facilities to Cumberland County Hospital System, Inc., (the “Hospital”) pursuant to G.S. 131E-8 and subject to certain conditions. The E. Newton Smith building is located on the same tract of land with the Highsmith-Rainey Hospital

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building. The Highsmith-Rainey Hospital building is leased to Cumberland County Hospital, Inc., for a term that expires in 2029. Part of the parking for the Highsmith-Rainey Hospital is a parking lot that consists of six (6) parcels. One of those parcels was conveyed to the Hospital with the 2006 transfer agreement. Four (4) of the parking lot parcels are owned by the County. One of the parking lot parcels is owned by the City of Fayetteville. A large digital GIS map of all these parcels will be provided at the meeting.

The Highsmith-Rainey Hospital lease commenced in 1999 and included the Cape Fear Valley Hospital. The Cape Fear Valley Hospital was transferred to the Hospital with the 2006 transfer agreement. The base rent that was charged for the two hospital facilities under the 1999 lease was carried over to the transfer agreement in 2006. The base rent does not include an additional amount for each facility that is computed as the amount of the ad valorem property taxes on the real estate if it was taxable. No action was taken by the Board to terminate the 1999 lease. The minutes of the meetings at which the Board discussed and approved the 2006 transfer agreement do not reflect the Board's intent as to whether the Highsmith-Rainey Hospital was to have continued as a lease or was to have been transferred.

RECOMMENDATION/PROPOSED ACTION:

The county attorney requests direction from the Board as to whether it prefers to subdivide and transfer the E. Newton Smith facility only or to transfer the entire parcel to include the Highsmith-Rainey Hospital building and the associated parking lot parcels.

Rob Hasty, Assistant County Attorney, reviewed the background information and recommendation as recorded above. Commissioner Adams stated the Cape Fear Valley medical residency program initially received funding from the state and the County was creative with funds and offered the E. Newton Smith Center and High Smith Rainey for the residency program.

MOTION: Commissioner Boose moved to approve the transfer of the E. Newton Smith subject to the 1st floor remaining the Board of Elections.

SECOND: Commissioner Council

VOTE: UNANIMOUS (3-0)

7. OTHER ITEMS OF BUSINESS

There were no other items of business.

MEETING ADJOURNED AT 11:51 AM.

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CUMBERLAND COUNTY FACILITIES COMMITTEE
JUDGE E. MAURICE BRASWELL CUMBERLAND COUNTY COURTHOUSE
117 DICK STREET, 5TH FLOOR, ROOM 564
FEBRUARY 15, 2018
SPECIAL MEETING MINUTES

MEMBERS PRESENT: Commissioner Glenn Adams
Commissioner Michael Boose
Commissioner Jeannette Council

OTHER COMMISSIONERS PRESENT:
Commissioner Larry Lancaster
Commissioner Jimmy Keefe

OTHERS PRESENT: Amy Cannon, County Manager
Tracy Jackson, Assistant County Manager
Sally Shutt, Assistant County Manager
Melissa Cardinali, Assistant County Manager
Duane Holder, Assistant County Manager
Rick Moorefield, County Attorney
Jeffery Brown, County Engineer
Vicki Evans, Finance Director
Heather Harris, Budget Analyst
Jon Soles, Public Information Specialist
Jim Grafstrom, Crown Complex General Manager
Seth Benalt, Crown Complex Assistant General Manager
Candice White, Clerk to the Board
Press

Commissioner Glenn Adams called the meeting to order.

1. APPROVAL OF AGENDA

MOTION: Commissioner Boose moved to remove Item #3 from the agenda, "Consideration of Proposal for Ice Rink Chiller, Cooling Tower and Floor Replacement" and approve the rest of the agenda as presented.

SECOND: Commissioner Council

VOTE: UNANIMOUS (3-0)

2. CONSIDERATION OF CONTRACT FOR CROWN COLISEUM CENTERHUNG SCOREBOARD AND LED RIBBONS PROJECT

DRAFT

BACKGROUND:

The Capital Improvement Plan (CIP) identified the Crown Coliseum Centerhung Scoreboard for replacement. The Crown Coliseum Centerhung Scoreboard and LED Ribbons Project is a replacement/upgrade that will provide an increased life expectancy and enhance the fan experience as the current scoreboard is antiquated and dysfunctional. This improvement is part of the County’s recently issued installment purchase financing and will be repaid from the Crown Fund.

A pre-bid meeting was held on December 28, 2017, in which multiple vendors were invited to attend. Informal bids were received on January 16, 2018 for the Crown Coliseum Scoreboard and LED Ribbons. The lowest, responsible and responsive bid was submitted by Daktronics, Inc., in the amount of \$1,069,983.95.

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 February 19th meeting:

1. Accept the bids for the repairs of the various parking lots and award a contract to Daktronics, Inc. in the amount of \$1,069,983.95.
2. Establish a contingency in the amount of \$50,000 to be used for additional work recommended by the E&I Director and approved by the County Manager.

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

MOTION: Commissioner Boose moved to recommend to the full board approval to accept the bids for the repairs of the various parking lots and award a contract to Daktronics, Inc. in the amount of \$1,069.983.95 and establish a contingency in the amount of \$50,000 to be used for additional work recommended by the Engineering & Infrastructure Director and approved by the County Manager.

SECOND: Commissioner Council

VOTE: UNANIMOUS (3-0)

3. ~~CONSIDERATION OF PROPOSAL FOR ICE RINK CHILLER, COOKING TOWER AND FLOOR REPLACEMENT~~

Removed from the agenda.

4. ~~CONSIDERATION OF CHANGE ORDER WITH SCS ENGINEERS FOR ADDITIONAL WORK AT THE ANN STREET LANDFILL~~

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BACKGROUND:

On June 19, 2017, the Board of Commissioners approved a contract with SCS Engineers for specific engineering services to the Solid Waste Department for FY 18 in the amount of \$188,100. The specific services being provided solely centered around compliance and environmental monitoring associated with permit requirements. Listed below are items that require engineering services and explanations as to why it is in the County's best interest to move forward with this project:

- Scale House Conceptual Design

The existing scale house and traffic pattern is inefficient and is not customer friendly when it comes to entering and exiting the facility. The existing configuration requires the customer to exit their vehicle to speak to the scalehouse attendant and pay any fees. Keeping customers inside their vehicles improves safety for all involved and moves vehicles through in a more timely and efficient manner. SCS Engineers has provided a proposal in which they will provide a conceptual floorplan of a new scale house along with the new traffic patterns that will enhance the customer's experience. SCS will provide an engineer's construction cost estimate as part of these services. The proposed cost of these engineering services is \$22,000.

- Landfill Gas System Modifications

The landfill gas system contains both horizontal and vertical gas wells. The horizontal gas wells are allowing leachate to infiltrate into the gas system which in turn leads to the vacuum being lost on the gas wells. When the gas system is unable to pull methane gas out of the landfill, it causes the landfill to convert to positive pressure. When a landfill converts to positive pressure, it results in multiple noncompliance issues to include leachate seeps and exceedances in landfill gas emissions. The typical life expectancy on a horizontal well is five to seven years. These wells were installed in 2007. Cumberland County submitted a request to decommission the failing horizontal wells to the Department of Environmental Quality (DEQ) in January and received approval on February 6, 2018. The state granted this approval since vertical wells were installed within the last two months in the areas in which the horizontal wells serve. In order to decommission the horizontal wells, the wells have to be physically disconnected from the gas header pipe. This will require engineering services to include design, bidding and construction over side.

- Partial Closure of Cells 1-8

There are specific areas within landfill cells one through eight that have reached the final elevations in which waste can be placed. Therefore, the areas can be officially closed out or capped. Capping these areas will tremendously reduce the maintenance costs as well as increase the ability to maintain compliance. Capping these areas will eliminate leachate leaks on the east side of the landfill that staff constantly struggle to maintain. The projected timeframe for the design of a partial

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closure is three to four months. The proposed cost of these engineering services is \$80,000.

The total cost of these additional services is \$127,000. There is \$145,194 currently available in the FY 18 Solid Waste budget for engineering services that can be used for these additional services.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee approve the contract amendment with SCS Engineers in the amount of \$127,000 and place it on the agenda of the February 19, 2018 Board of Commissioners meeting for approval.

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

MOTION: Commissioner Council moved to recommend to the full board approval of the contract amendment with SCS Engineers in the amount of \$127,000 and place it on the agenda of the February 19, 2018 Board of Commissioners agenda.

SECOND: Commissioner Boose

VOTE: UNANIMOUS (3-0)

5. CONSIDERATION OF RENOVATIONS TO CONFERENCE ROOM #564 WITHIN THE JUDGE E. MAURICE BRASWELL CUMBERLAND COUNTY COURTHOUSE

BACKGROUND:

The existing layout of Conference Room #564 located within the Judge E. Maurice Braswell Cumberland County Courthouse is no longer a conducive space for the Board of Commissioners to conduct meetings. The room currently has several technological challenges and the room is very tight and difficult for the Board of Commissioners, County Staff and outside presenters to maneuver when at capacity.

Due to these reasons, County Management along with key County Staff met with Gordon Johnson with Gordon Johnson Architecture to discuss the current challenges with the existing layout and how best to reconfigure the space if it were combined with room #533. After this programming meeting and several conceptual iterations. A brief presentation to review renderings of the proposed renovations and the technological improvements will be presented during the meetings.

It is anticipated that overall cost to make the proposed improvement will be approximately \$200,000. This includes construction, furniture and technological equipment to up fit the

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room. The estimated construction time is 60 days. The target time frame to begin construction will be in late June or early July.

RECOMMENDATION:

County Staff is seeking guidance and input from the Facilities Committee on the proposed layout of Conference Room #564.

Mr. Brown reviewed the background information, recommendation and layout of the proposed changes.

Keith Todd, Information Services Director, reviewed the proposed technology upgrades which includes two large screen TV's. Mr. Todd stated one of the TV screens would have an interactive display. Mr. Todd stated the new changes would allow for video conference calls. Mr. Brown stated the plan is to start the renovation process after budget meetings take place in June 2018.

MOTION: Commissioner Council moved to recommend to the full board approval of the proposed renovations to Conference Room #564 in the Judge E. Maurice Braswell Cumberland County Courthouse.

SECOND: Commissioner Boose

VOTE: UNANIMOUS (3-0)

MEETING ADJOURNED AT 4:20 PM.

AMY H. CANNON
County Manager

MELISSA C. CARDINALI
Assistant County Manager



ITEM NO. 2

DUANE T. HOLDER
Assistant County Manager

TRACY JACKSON
Assistant County Manager

SALLY S. SHUTT
Assistant County Manager



OFFICE OF THE COUNTY MANAGER

**MEMORANDUM FOR THE AGENDA OF THE MARCH 1, 2018
MEETING OF THE FACILITIES COMMITTEE**

TO: MEMBERS OF THE FACILITIES COMMITTEE

FROM: TRACY JACKSON, ASST. COUNTY MANAGER

THROUGH: AMY CANNON, COUNTY MANAGER

DATE: FEBRUARY 22, 2018

SUBJECT: UPDATE REGARDING THE 2018 PARKS & RECREATION
MASTER PLAN

Requested by: Amy Cannon, County Manager

Presenter(s): Michael Gibson, Fayetteville-Cumberland Parks & Recreation
Director

Estimate of Committee Time Needed: 15 Minutes

BACKGROUND:

The most recent Parks & Recreation Plan was created in 2006 and is in need of an update. Michael Gibson, Director, Fayetteville-Cumberland Parks & Recreation, will present information (attached) explaining the master plan process, how input will be solicited for the plan, and how this information will be synthesized into a cohesive plan that can be executed by the community. The original estimate for a consultant to complete the plan was \$70,000 to be split 50/50 by the City and County. However, after bids were received, the cost has changed and is \$114,520. The original cost would have been \$35,000, but an additional \$22,260 is being sought for a total cost of \$57,260 on the County's part.

RECOMMENDATION/PROPOSED ACTION:

Staff recommends approval to utilize County Parks & Recreation District funds for the County's portion of the master plan study in the amount of \$57,260 and forwarding this as a consent agenda item to the Board of Commissioners' at their March 19, 2018 regular meeting.

Fayetteville Cumberland PARKS & RECREATION



MASTER PLAN UPDATE

Parks & Recreation Master Plan: *Overview*

- Comprehensive overview of facilities
- 10 year plan for improvement and development
 - Implementation plan included for phased progress
 - Budget projections include City and County costs
- Previous plan approved in 2006
 - Renovations completed
 - New parks installed
 - General Obligation Bonds approved





Parks & Recreation Master Plan: *Fees*

- Original Budget of \$70,000 (\$35,000 committed per organization)
- Current Price of \$114,520 (\$22,260 additional needed per organization)
 - \$3,500 Kick-Off Meetings & Site Tour
 - \$3,000 Review Demographics and Recreation Trends
 - \$41,000 Community Engagement
 - \$18,270 Statistically Valid Public Input Survey
 - \$5,500 Park Classifications
 - \$6,500 Benchmarking
 - \$5,750 Level of Service
 - \$9,600 Programming Analysis
 - \$13,500 Draft Master Plan
 - \$7,900 Action/Implementation Plan

Parks & Recreation Master Plan: *Process*

1. Kick-Off Meetings & Site Tour with City & County Staff/Officials
2. Community Engagement (to ensure input from all segments of the City & County populations)
 - Public Participation – targeting all demographics within the City and County
 - Local Government Briefings – reaching City of Fayetteville Staff, Cumberland County Staff and representatives from the towns of Eastover, Falcon, Godwin, Linden, Stedman, and Wade
 - Public Open House Events – held in multiple locations
 - Focus Groups – Engaging Civic Organizations and Educational Partners
 - Stakeholder Meetings – Reaching Community Organizations
3. Briefing to City & County Officials

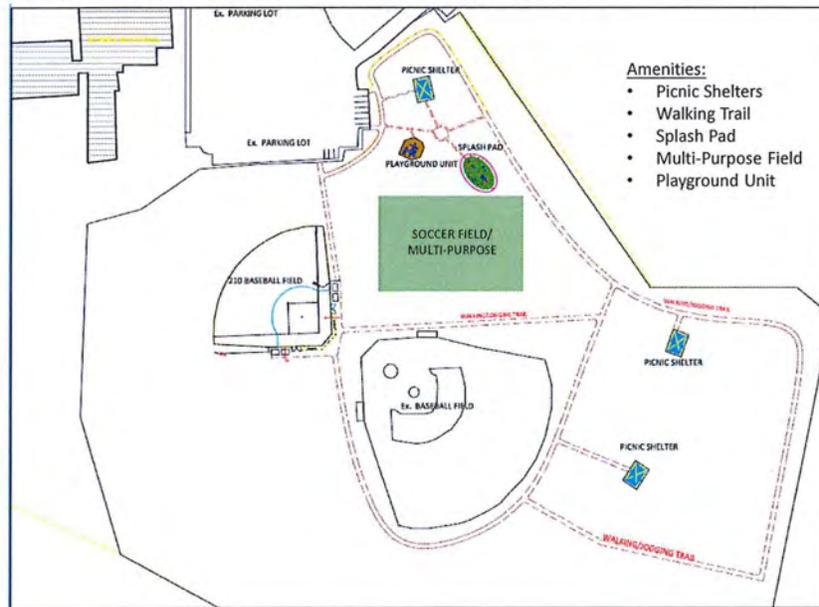
Parks & Recreation Master Plan: *Benefits*

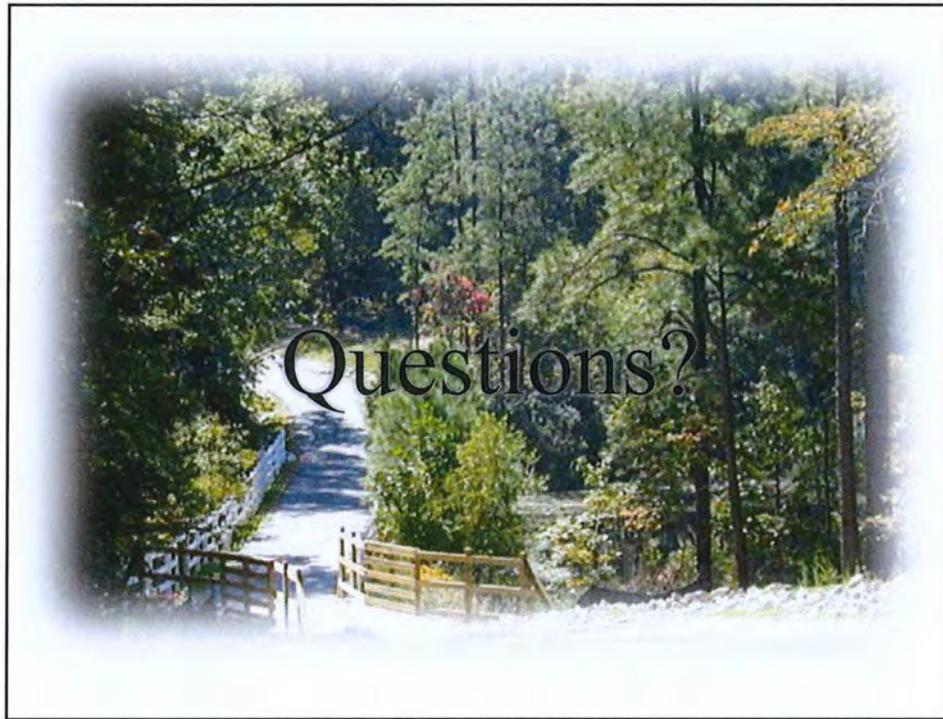
- Meeting the needs of a growing community
- Increasing quality of life for current and future residents
- Dedication to economic benefits
 - Parks and recreation amenities attract home buyers, and businesses
 - Parks and recreation amenities can increase property values

Gray's Creek Community Park



Gray's Creek Community Park







ITEM NO. 3

CUMBERLAND
COUNTY
NORTH CAROLINA

ENGINEERING & INFRASTRUCTURE DEPARTMENT

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

**MEMO FOR THE AGENDA OF THE
MARCH 1, 2018 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE MEMBERS
FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR
THROUGH: TRACY JACKSON, ASSISTANT COUNTY MANAGER
DATE: FEBRUARY 22, 2018
SUBJECT: CONSIDERATION OF LAND PURCHASE FOR THE
SOLID WASTE MELVIN CONTAINER SITE
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 Solid Waste Department operates the Melvin Container Site located at 3806 Dudley Road, Fayetteville, NC 28312. This is a leased site and the Solid Waste Department attempted to purchase two acres from a tract of land containing 19.7 acres in 2014. The property is owned by the Fisher, Lula Mae Melvin Heirs. The Department and the property owners had agreed to a purchase price of \$30,000 for the two acres of land. The subdivision of land was conditionally approved by the Planning Department on May 19, 2014. However, due to some tax liens identified by the County Attorney, the County was unable to move forward with the purchase of the property.

The property owners notified the Solid Waste Department that the tax lien against the property has been paid in full. The County Attorney has verified that there is no longer a lien against the property and that the Department can move forward with seeking approval from the Board of Commissioners to purchase the two acres. The Planning Department issued an extension to the conditional approval of the subdivision on August 2, 2017. The purchase of the property will secure a permanent location for a container site within this area of the county for citizens to properly dispose of their waste. The estimated construction cost of establishing a new container site is approximately \$75,000. Therefore, there is significant value in being able to purchase this property that is already being utilized as a container site. Once the County obtains ownership of the property, the Solid Waste Department will be able to enhance the site by installing asphalt on the

access road in and out of the facility. There is available funding within the FY 18 operating budget for the purchase of this property.

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 its consideration at their March 19th meeting

1. Approve the purchase of two acres of land from the Fisher, Lula Mae Melvin Heirs for the purchase price of \$30,000.

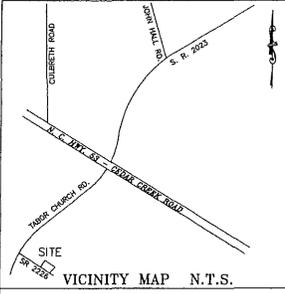
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY, AND THAT THIS PLAT AND ALIGNMENT IS MY OWN FREE ACT AND DEED, AND I DO HEREBY DEDICATE TO PUBLIC USE AS STREETS AND EASEMENTS SO SHOWN OR INDICATED ON SAID PLAT.

OWNER _____
 OWNER _____
 OWNER _____
 STATE OF NORTH CAROLINA
 COUNTY OF CUMBERLAND

_____, REVIEW OFFICER OF CUMBERLAND COUNTY
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

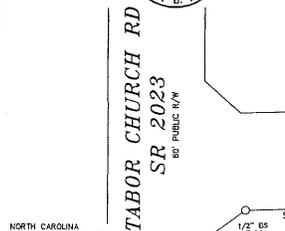
LULA MAE M. FISHER, HEIRS
 DB. 388, PG. 292
 BALANCE LEFT 17.7 +- ACRES



NORTH CAROLINA
 CUMBERLAND COUNTY

JEFFREY B. RIDDLE, I, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF CUMBERLAND COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. I ALSO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED AND DESCRIPTION RECORDED IN DEED BOOK 388, PAGE 292, PLAT BOOK _____, PAGE _____, THAT THE BOOKS AND SURVEYS ARE CLEARLY INDICATED AS BOOKS MADE AND DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED, THAT THE BALANCE OF PRECISION AS CALCULATED BY THE BALANCE OF PRECISION WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF FEBRUARY, A.D., 2023.

Jeffrey B. Riddle, LAND SURVEYOR
 LICENSE NO. 24-3843



NORTH CAROLINA
 CUMBERLAND COUNTY

I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____
 NOTARY SEAL

- NOTES**
1. THERE IS NO HORIZONTAL CONTROL WITHIN 2000 FEET.
 2. PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
 3. ACREAGE BY COORDINATE COMPUTATION.
 4. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
 5. THIS PROPERTY OR NEIGHBORING PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH, ARISING FROM NORMAL AND ACCEPTED FARMING AND AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF ANY KIND OF MACHINERY, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES.
 6. THE INDIVIDUAL LOTS IN THIS DEVELOPMENT DO NOT HAVE PUBLIC SEWER AND/OR WATER SERVICES AVAILABLE, AND NO LOTS HAVE BEEN APPROVED BY THE HEALTH DEPARTMENT FOR ON-SITE SEWER SERVICES, OR BEEN DEEMED ACCEPTABLE FOR PRIVATE WATER WELLS AS OF THE DATE OF THIS RECORDING.

- LEGEND**
- EP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - ERU = EXISTING REBAR
 - R/W = RIGHT-OF-WAY
 - AG = ABOVE GROUND
 - BG = BELOW GROUND
 - CP = CALCULATED POINT
 - DB = DEED BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - N.T.S. = NOT TO SCALE
 - CP = COMPUTED POINT
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - AC = ACRES(S)
 - SURVEYED LINE
 - DEED OR PLAT LINE
 - EASEMENT LINE
 - RIGHT OF WAY

REFERENCES
 DB. 388 - PG. 292
 0463-92-7667

DUDLEY RD-SR 2226
 60' PUBLIC R/W

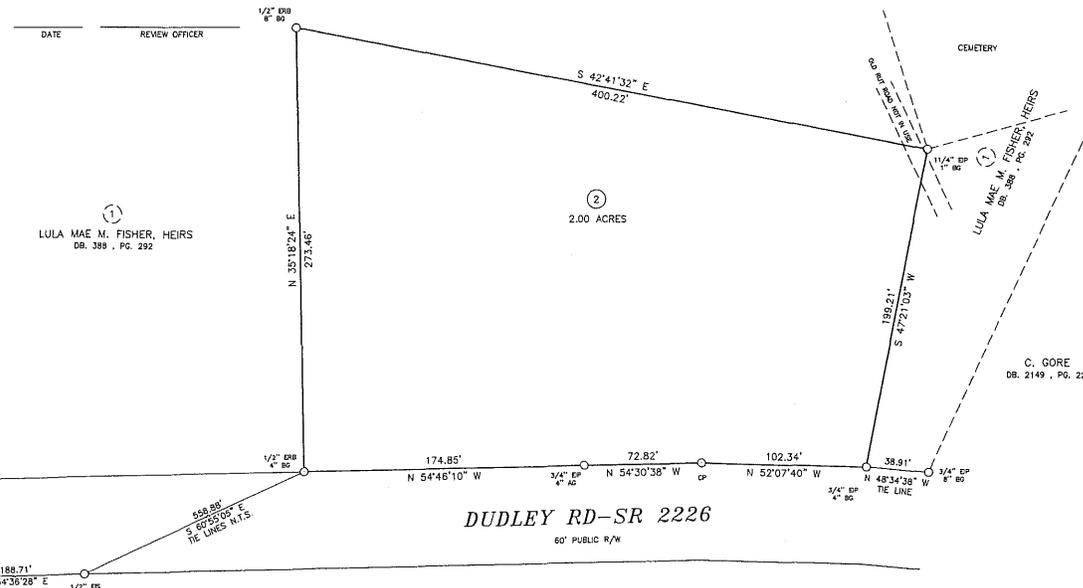
SURVEYED FOR
CUMBERLAND COUNTY SOLID WASTE MANAGEMENT

PROPERTY OF: LULA MAE MELVIL FISHER, HEIRS
 CEDAR CREEK TOWNSHIP
 NEAR STEEDMAN
 SCALE: 1" = 60'
 CUMBERLAND COUNTY
 NORTH CAROLINA
 DATE SURVEYED - 02-11-18

JEFFREY B. RIDDLE PLS-5653
 5965 HALL PARK ROAD FAYETTEVILLE, NC 28306
 1-910-483-0112



CPA001 BY: JLS





ITEM NO. 4

CUMBERLAND
COUNTY
NORTH CAROLINA

ENGINEERING & INFRASTRUCTURE DEPARTMENT

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

**MEMO FOR THE AGENDA OF THE
MARCH 1, 2018 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE MEMBERS
FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR
THROUGH: TRACY JACKSON, ASSISTANT COUNTY MANAGER
DATE: FEBRUARY 22, 2018
**SUBJECT: CONSIDERATION OF PROPOSAL FOR ROOF AND
EXTERIOR WALL SEALANT REPLACEMENT AT
CROWN COLISEUM**

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 Crown Coliseum roof and exterior wall sealant were identified for replacement and 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 January 29, 2018, in which all local contractors were invited to attend. Informal bids were received on February 22, 2018 for the proposed roof and exterior wall replacement. The certified bid tab along with a letter of recommendation from Fleming & Associates, PA, the project engineer, have been attached. The lowest, responsible and responsive bid was submitted by Triangle Roofing Services, Inc., in the amount of 1,735,100. A \$ 40,000 Owner's Allowance is included in the base bid 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 for its consideration at their March 19th meeting

1. Approve the contract for Triangle Roofing Services, Inc., for the Roof and Exterior Wall Sealant for the Crown Coliseum in the amount of \$ 1,735,100.



FLEMING & ASSOCIATES, PA
STRUCTURAL ENGINEERING • FORENSICS • ROOFING DESIGN

Principals: Stephen Fleming, PE, RRC ■ J. Ben Rogers, PE ■ Sarah Duncan, PE ■ John L. Kells, PE, SE

February 22, 2018

Jeffery Brown, PE / Engineering & Infrastructure Director
Cumberland County
140 Gillespie St.
Fayetteville, NC 28301

Re: Roof and Exterior Wall Sealant Replacement at Crown Coliseum
Our Job No.: 17-122

Dear Mr. Brown,

Enclosed you will find a Certified Bid Tabulation Form for the Roof and Exterior Wall Sealant Replacement at Crown Coliseum. I recommend that Cumberland County enter into a construction contract with Triangle Roofing Services, Inc. to include the base bid and alternate numbers 1, 2, 3, 4, and 6 for a total contract sum of \$1,735,100.00.

Alternate number three requires the contractor to use the membrane manufacturer FiberTite. Our office recommends this alternate be accepted for several reasons. FiberTite's stronger reinforcing provides better performance in a mechanically fastened application because the reinforcing has a direct role in keeping the membrane attached to the roof in a wind event. In addition, FiberTite manufactures their membrane using the propriety polymer made by Dupont called KEE. In our experience, membranes with KEE are more durable and have a longer service life. Furthermore, FiberTite is the only manufacturer specified that manufactures a blue membrane that matches the original membrane color of the dome. Also, we have observed that FiberTite's field technical representation is equal to or better than the other manufacturers specified.

Please notify our office of acceptance of this bid so that we may issue a Notice of Award Letter.

Please call if you have questions or comments.

Sincerely,

Fleming & Associates, PA

Stephen Fleming, PE, RRC, REWC

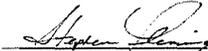


Bid Tabulation Form

Roof and Exterior Wall Sealant Replacement at Crown Coliseum
 Cumberland County
 Bid Opening Date and Time: February 22, 2018 at 3pm
 Engineer's Project Number: 17-122

Contractor	Bid		MBE		Add. #1	Base Bid	Add Alt. #1 Repairs at Expo Ctr	Add Alt. #2 Improve slope at parapet	Add Alt. #3 FiberTite	Add Alt. #4 Power washing	Add Alt. #5 Gray membrane at dome	Add Alt. #6 Blue membrane at dome	Base Bid plus Alternates 1, 2, 3, 4, & 6
	Bond	IMBP	Forms	Yes									
AAR of NC, Inc. Lic. # 21667	Yes	Yes	Aff A	Yes	\$1,720,500.00	\$16,159.00	\$19,657.00	\$0.00	\$38,850.00	\$33,255.00	\$40,650.00	\$1,835,816.00	
Hamlin Roofing Co. Lic. # 5855	Yes	Not Included	Not Included	Yes	\$1,379,792.00	\$52,000.00	\$16,000.00	\$228,105.00	\$121,700.00	\$0.00	\$265,298.00	\$2,062,895.00	
Owens Roofing, Inc. Lic. # 24442	Yes	Yes	Aff A	Yes	\$1,374,976.00	\$24,805.00	\$23,695.00	\$228,446.00	\$39,347.00	\$3,000.00	\$505,275.00	\$2,196,544.00	
Triangle Roofing Services, Inc. Lic. # 49606	Yes	Yes	Aff A	Yes	\$1,598,000.00	\$28,500.00	\$23,800.00	\$0.00	\$58,500.00	\$23,400.00	\$26,300.00	\$1,735,100.00	

I certify that the above bids were submitted properly and are accurate as received.


2/22/18

 Stephen Fleming, PE, RRE, REWC Date

Boldface type indicates the apparent lowest responsive bidder.



ITEM NO. 5

CUMBERLAND
COUNTY
NORTH CAROLINA

ENGINEERING & INFRASTRUCTURE DEPARTMENT

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

**MEMO FOR THE AGENDA OF THE
MARCH 1, 2018 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE MEMBERS
FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR
THROUGH: TRACY JACKSON, ASSISTANT COUNTY MANAGER
DATE: FEBRUARY 22, 2018
SUBJECT: UPDATE ON ANIMAL SERVICES HVAC PROJECT
Requested by: FACILITIES COMMITTEE
Presenter(s): JEFFERY P. BROWN, PE, E & I DIRECTOR
Estimate of Committee Time Needed: 10 MINUTES

BACKGROUND:

The HVAC system at Animal Services has proposed significant challenges for the Facilities Management Division of the Engineering & Infrastructure Department over the last six months. Replacement parts for the existing equipment are extremely difficult to obtain. Staff have been waiting for nearly eight weeks and still do not have a simple fan shaft which is the reason why an additional exhaust fan had to be installed in the adoption kennel. The units have reached the end of their useful life as the facility operates 24 hours a day, seven days a week. The location of the units also provides challenges as they are located inside the facility above the ceiling in a very consolidated space. There is not adequate access for staff and there is not sufficient space for staff to maneuver around the equipment for repairs. Maintaining a constant temperature within the facility is crucial for not only the health and well-beings of the animals, but for staff as well.

Due to these reasons above, the Engineering & Infrastructure Department has worked with Progressive Design Collaborative on designing a replacement system for the facility. The construction drawings are complete, and a pre-bid meeting has been set for February 28th at 10:00 AM. The engineer's estimate for replacement of this system is \$327,000. Fund balance appropriated for maintenance and renovations will be used to fund the project. Our goal is to have this project completed by early June.

RECOMMENDATION/PROPOSED ACTION:

The Facilities Committee is not being asked to take action at this time. This purpose of this item was to provide the Committee an update on the status of the HVAC system at Animal Control. Once bids are received on the project, the consideration of the contract will be brought back to the Committee for action.



ITEM NO. 6

CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

ENGINEERING & INFRASTRUCTURE DEPARTMENT

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

**MEMO FOR THE AGENDA OF THE
MARCH 1, 2018 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE MEMBERS
FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR
THROUGH: TRACY JACKSON, ASSISTANT COUNTY MANAGER
DATE: FEBRUARY 22, 2018
SUBJECT: REPORT ON LEASE AGREEMENTS FOR COUNTY OWNED PROPERTY

Requested by: FACILITIES COMMITTEE
Presenter(s): JEFFERY P. BROWN, PE, E & I DIRECTOR

Estimate of Committee Time Needed: 10 MINUTES

BACKGROUND:

At the November 2, 2017 Facilities Committee, it was requested that County Staff provide the Committee with an overview of all leases that the County currently has with outside agencies.

The information requested has been compiled and the spreadsheet has been included as an attachment to this memo. A similar summary was provided to the Facilities Committee in March of 2016.

RECOMMENDATION/PROPOSED ACTION:

The Facilities Committee is not being asked to take action. This purpose of this item was to provide the Committee an overview of leases that the County currently has with outside agencies for the use of space within County owned facilities.

SUMMARY OF COUNTY OWNED LEASED SPACE AS OF 12-20-17

Building	Lessee	Building Square Footage	Leased Square Footage	% of Building Leased	Lease Rate (per SF)	Lease Revenue	Utilities	Janitorial	Start Date	Expiration
Community Corrections 412 Russell Street	NCDCPS	27,382	1,034	3.78%	\$15.00	\$15,510.00	County ¹	County	8/1/2017	7/31/2020
Community Corrections 412 Russell Street	Coastal Horizons Center, Inc.	27,382	1,773	6.48%	\$15.00	\$26,595.00	County ¹	County	7/1/2017	6/30/2020
Convention & Visitor's Bureau 245 Person Street	FACVB	7,049	7,049	100.00%	\$10.50	\$74,016.00	Lessee	Lessee	12/1/2012	11/30/2022
109 Bradford Avenue	Communicare	61,184	13,994	22.87%	see footnote ²	\$41,308.00	County	County	11/2/2015	6/30/2018
Charlie Rose Agri-Expo Center Dorothy Spainhour Facility 223 Hull Road	NC Dept. of Agriculture/Witch Weed Office Space	25,072	368	1.47%	\$15.00	\$5,520.00	County ¹	County	1/1/2018	12/31/2020
	Easter Seals United Cerebral Palsy	12,310	12,310	100.00%	N/A	\$1/year	Lessee	Lessee	6/4/2015	6/30/2018
711 Executive Place	Alliance Behavioral Healthcare	40,207	18,713 finished 323 unfinished	47.34%	\$12 (finished) \$4 (unfinished)	\$225,848.00	Lessee (Pay 52%)	Lessee (Pay 52%)	1/1/2016	12/31/2019
711 Executive Place	Cumberland County Hospital System, Inc.	40,207	8,704 (third flr.) 7,826 (fourth flr.)	46.00%	\$8.00 (third flr.) \$5.00 (fourth flr.)	\$108,762.00	Lessee (Pay 46%)	Lessee	7/1/2016	6/30/2021
E. Newton Smith 227 Fountainhead Lane	Cumberland County Hospital System, Inc.		18,911 (entire fourth flr.)	25.00%	\$5.00	\$94,555.00	Lessee (Pay 25%)	Lessee	7/1/2016	6/30/2021
JP Riddle Stadium	Hometown Sports America, Inc. (Swampdogs)	N/A	N/A	N/A	N/A	\$12,000/yr plus \$150 per game \$250/month during offseason	County	County	1/1/2018	12/31/2018
600 and 620 Ames Street Property	Employment Source, Inc.	N/A	12.96 acres	N/A	N/A	\$1/year	Lessee	Lessee	4/1/2012	4/1/2022
Department of Social Services 1225 Ramsey Street	NC Dept. of Health & Human Services	254,933	4,326	7.34%	\$13.00	\$56,238.00	County ¹	County	10/1/2016	9/30/2021
Historic Courthouse Alphin House 2736 Cedar Creek Rd.	Mid Carolina Council of Government	39,485	4,070	10.31%	\$1.97 - Year 1 \$3.00 - Year 2 \$4.00 - Year 3 \$5.00 - Year 4 \$6.00 - Year 5	\$8,000 - Year 1 \$12,210 - Year 2 \$16,280 - Year 3 \$20,350 - Year 4 \$24,420 - Year 5	County	County	7/1/2015	6/30/2020
Agencies Without a Lease										
Agri-Expo	USDA - Farm Service Agency									
Agri-Expo	NRCS									
Note: The County receives a discount of \$1,750/month for providing the space for the Forensics Lab located in Community Corrections. County pays \$10,750/month.										
¹ Lessee provides telephone & internet services.										
² Lease rate is not based on square footage. Communicare was previously located at 226 Bradford Ave with 4,995 SF. Communicare was relocated due to space constraints and assumed a number of court ordered services when the LME was dissolved. Lease amount remained the same due to services being provided on behalf of the County										