

CUMBERLAND COUNTY FACILITIES COMMITTEE
May 13, 2008 – 8:30 AM
REGULAR MEETING

PRESENT: Commissioner Diane Wheatley
Commissioner Billy King
Commissioner John Henley
James Martin, County Manager
Juanita Pilgrim, Deputy County Manager
Amy Cannon, Assistant County Manager
Grainger Barrett, County Attorney
Harvey Raynor, Deputy County Attorney
Sara VanderClute, Public Information Officer
Bob Stanger, County Engineer
Al Brunson, Director of Electrical & Mechanical
Wayne Raynor, Public Health Director
Sam Lucas, Engineering Technician II
Minister Julius Davis
Jake Regennas, Johnson Controls, Inc.
Dave Holmes, Johnson Controls Account Representative
Tim Gray, Senior Vice-President, Rentenbach Constructors, Inc.
Jamie Hicks, Rentenbach Constructors, Inc.
Marie Colgan, Deputy Clerk

Commissioner King called the meeting to order and asked Commission Henley to give an invocation. Commissioner King announced that Pauline Goodman, prior Workforce Development Director, passed away, but no details are available at this time on funeral arrangements. Assistant County Manager Cliff Spiller's mother also passed away and funeral services will be held tomorrow at 3 pm and family services will be held tonight.

1. Approval of Minutes: March 11, 2008

MOTION: Commissioner Henley moved to approve.
SECOND: Commissioner Wheatley
VOTE: Unanimous

2. Presentation of Guaranteed Energy Program Project – Year 2

Mr. Regennas distributed a Performance Contracting Value Report handout and explained that the handout provides information on the avoidance (savings) realized during the second year of Johnson Controls' partnership with the County totaling \$724,321. The complete project was financed for 12 years and the energy savings should pay for the program each year plus possibly additional savings. The avoided costs in each of the first two years have exceeded anticipated avoided costs. Discussion ensued regarding the savings detailed analysis and the summary of results included in the handout. Mr. Regennas pointed out another benefit of the electrical and gas energy savings program as being a savings of 8,247 tons of CO2 greenhouse gas emissions that were not produced. Resolutions and future objectives were also reviewed. Commissioner Henley questioned whether this type control would be used in the new health department and whether the school system has been approached regarding this program. Mr. Stanger advised that the County has taken a preferred alternate for Johnson Controls for the public health building and are negotiating with the subcontractor. The school system is moving toward this within phases.

3. Consideration of Minister Davis' request to purchase 100' tract out of Healy property from the County

County Attorney Barrett advised that a request was made last year by Minister Davis to purchase part of the Healy property for a safe area for his children to play but the request has been postponed until now due to various reasons. A large map was produced to view the area in question. Minister Davis was advised by the Health Department that he would not be allowed to place the playground equipment in his yard as it would be placed over the septic tank area. However after further discussion, it was agreed that this might be correct for permanent structures or footings but not for other equipment placed over the septic tank area. Commissioner Wheatley stated that she understands that the Chamber is not happy over selling part of the land and also voiced her concern over setting a precedent of selling a part of any property that has been purchased for development. In the end, the committee agreed that a legal document would be drafted by the County Attorney to allow Minister Davis to use the property for a playground for his children for as long as he owns the property or until such time that development takes place and at that time, the playground equipment would be removed. The committee agreed that this item does not need to come back to this committee unless Minister Davis has a problem with the agreement. Commissioner Henley asked Mr. Raynor to report back what is allowed to be placed over the septic tank area.

4. Consideration of City of Fayetteville's request for easement at Cool Spring & Person Street

Deputy County Attorney Raynor asked members to disregard the information provided in their packet and distributed a new handout regarding items 4 and 5. The original request from the City of Fayetteville was for the County to donate the land needed for an easement at Cool Spring and Person Street. The City is now asking for less land and is offering to pay \$100 for the 50 square feet that is needed.

5. Consideration of City of Fayetteville's request to purchase 10' of property adjacent to Canal Street

The City of Fayetteville has offered to purchase 2,012.45 square feet for a right-of-way needed for Canal Street at a cost of \$7,285.07. The City had requested a 10 foot strip and has now reduced its request to an 8 foot strip.

Attorney Raynor stated that the paving assessment for the property is \$7,640.50 so the City's offer is about \$255 less for both pieces of land. County Manager Martin recommended the County accept the offer.

MOTION: Commissioner Henley moved to recommend to the full Board acceptance of the offer as presented under item #4 and #5.
SECOND: Commissioner Wheatley
VOTE: Unanimous

6. Other Matters of Concern

County Manager Martin advised that there are two items to be presented: Update on the Health Department project and a request by PWC for an easement.

Mr. Stanger stated that the Health Department project will take 18 months for construction and one month for moving with the groundbreaking probably taking place in June. Mr. Stanger introduced Mr. Gray and Mr. Hicks, construction managers, with Rentenbach Constructors, Inc., the construction firm

that was selected for the Health Department project through the RFP process. He distributed handout summarizing the current project costs and comparing the projected cost in November 2006 to the projected budget cost in October, 2007. Mr. Stanger explained that \$347,466 had been identified as value engineering items that could be deducted from the total of subcontractor bids bringing that total amount to \$19,543,086. Commissioner Wheatley asked what the original estimate was and Mr. Stanger responded that the original construction estimate was \$18 million which was developed when the programming and schematic phase was complete. Mr. Stanger reminded members that the building size had increased from 100,000 square feet to about 108,000 square feet which increased the cost by about \$1.7 million. Mr. Stanger continued with the breakdown stating that the total construction manager expenses amount to \$2,090,365. The project manager will be on the site on average three days a week, but there will be four and a half full time employees, which includes a superintendent who will be on site full time. Mr. Stanger noted that the total of the Construction Manager at risk guaranteed maximum price construction contract is \$22,190,429. Rentenbach Constructors will hold all the construction contracts and will guarantee the County that maximum price for the construction project (\$22,190,429). Mr. Stanger noted that with County-related expenses such as testing and inspection fees and an owner contingency the total construction costs come to \$23,017,864. After adding the architectural and engineering fees and other owner costs (including moving expenses), the total project cost amounts to \$27,617,679. Commissioner Wheatley voiced concern over the public's understanding of the cost of the building when early discussions focused on the construction cost and not the total project cost. Commissioner King also voiced his concern about the \$27 million cost. Final comparisons show that the project is a little over \$2 million over budget compared to the November, 2006 projected budget and only about \$330,000 over the October, 2007 projected budget. Commissioner Henley questioned what furniture and equipment would be moved to the new facility and Mr. Raynor advised that the \$1.2 million is an estimate of what might be needed but that a great deal of currently used furniture and equipment will be moved from the old location. Conversation continued regarding how the construction manager and the owner's contingency amounts might be spent. Mr. Gray advised that 100% of any savings under the contingency amount would be returned to the County. County Manager Martin stated that when future projects are discussed it will be clear as to what construction cost is as compared to project cost. County Attorney Barrett advised that there will be two items on the Commissioners' agenda on May 19 with regard to this project – the financing package for this project and approval of the construction manager contract.

Mr. Lucas advised that PWC is preparing to replace overhead utilities on Russell Street with underground lines and has requested an easement to re-route the primary power into the Law Enforcement Center and the courthouse. PWC wants to start on the project prior to the easement approval as they want to complete the project before the end of the fiscal year. County Manager Martin recommends approval.

MOTION: Commissioner Henley moved to recommend to the full Board approval of the PWC request as presented.
SECOND: Commissioner Wheatley
VOTE: Unanimous

MEETING ADJOURNED: