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Vice Chairman

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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, Council and Lancaster)

FROM: Kellie Beam, Deputy Clerk to the Board

DATE: September 2, 2017

SUBJECT: Facilities Committee Meeting – Thursday, September 7, 2017

There will be a regular meeting of the Facilities Committee on Thursday, September 7, 2017 at 8:30 AM in Room 564 of the Cumberland County Courthouse.

AGENDA

1. Approval of Minutes – August 3, 2017 Regular Meeting **(Pg. 2)**
2. Presentation on County Group Home Facilities **(Pg. 8)**
3. Consideration of Sublease Request from ServiceSource to FTCC **(Pg. 17)**
4. Consideration of Bid Approval Process for Approved CIP Finance Projects **(Pg. 19)**
5. Update on the Overhills Park Water and Sewer District Sewer Construction Project **(Pg. 20)**
6. 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
AUGUST 3, 2017 - 8:30 A.M.
MINUTES

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

OTHER COMMISSIONERS PRESENT:
Commissioner Jimmy Keefe
Commissioner Marshall Faircloth
Commissioner Charles Evans

OTHERS PRESENT: Amy Cannon, County Manager
Melissa Cardinali, Assistant County Manager
Sally Shutt, Assistant County Manager
Tracy Jackson, Assistant County Manager
Rick Moorefield, County Attorney
Jeffery Brown, Engineering & Infrastructure Director
Deborah Shaw, Budget Analyst
Heather Harris, Budget Analyst
Geneve Mankel, Communications & Outreach Coordinator
Ivonne Mendez, Accounting Supervisor
Judge Jim Ammons, Superior Court Judge
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 – JUNE 1, 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 CONTRACT FOR CIP EXTERIOR IMPROVEMENTS
FOR MULTIPLE COUNTY FACILITIES

BACKGROUND:

DRAFT

The exterior repairs for multiple County buildings were identified as part of the 2015 Capital Improvement Project Assessment prepared by Fleming & Associates, PA. Fleming & Associates, PA, has prepared plans and specifications to complete the building improvements. The exterior building improvements include the following facilities: Building Maintenance Facility, Law Enforcement Center (LEC), North Regional Library, Sheriff Annex and Winding Creek Executive Place.

A pre-bid meeting was held with local contractors on May 8, 2017 at 10:00 AM to review and discuss the needed repairs. Formal bids were received on May 25, 2017 at 3:00 PM for the various repairs. The County only received one bid on May 25, 2017. The contract was re-advertised and an additional pre-bid meeting was held on June 13, 2017 at 10:00 AM. Formal bids were received on June 27, 2017 at 3:00 PM and once again only one bid was received. M&E Contracting, Inc. (local contractor) submitted a bid in the amount of \$895,724.00.

Engineering & Infrastructure staff and staff from Fleming & Associates, PA, met with the M&E Contracting, Inc. on July 13, 2017 to go through the project bid to fully understand the cost of each of the facilities and to get an understanding why only one bid was received each time it was advertised. The contractor stated that it was due to the complexity of work on the LEC with the precast panels and the abundance of work that was being bid because of Hurricane Matthew. Following this meeting, Engineering & Infrastructure staff reached out to additional contractors and they too confirmed what M&E had stated. The City of Fayetteville and PWC are experiencing the same issue with projects and being forced to bid projects multiple times.

The preliminary estimate submitted by the project engineer for all the projects was \$651,750. Once the engineering work commenced on the project, it was discovered that the scope had to expand on three of the facilities to adequately address all the improvements that needed to be made. In order to provide the Committee with a better understanding, a summary of costs along with a scope (initial and additional) of each facility is recorded below.

It should also be noted, that these projects are part of the identified projects in the reimbursement resolution adopted by the Board of Commissioners on August 17, 2015.

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 August 21, 2017 meeting.

1. Accept the bid for the CIP exterior building improvements and award a contract to M&E Contracting, Inc. in the amount of \$895,724.00.
2. Establish a contingency amount in the amount of \$20,000.00 to be used for additional work recommended by the Engineering & Infrastructure Director and approved by the County Manager.

DRAFT

BUILDING EXTERIOR CAPITAL PROJECTS COST SUMMARY				
Facility	Initial Scope	Initial Project Estimates	Additional Scope	Contract Prices
Building Maintenance Facility (BMF)	Re-caulk walls and windows/ doors. Wire brush rusted lintels and paint. Pressure wash and paint cmu walls. Patch rusted holes in metal panels and paint panels. Scrape and paint wood canopy	\$43,000	All the panels are rusted and not isolated to a few areas. All metal panels will be reskinned as was done on the Central Maintenance Facility (CMF)	\$220,394
Law Enforcement Center (LEC)	Recaulk control joints for facility and structural repairs around facility and to parapet wall	450,000	Pressure washing the building and resealing around all windows was not	467,148
North Regional Library	Repair downspouts and caulk coping stones to eliminate water entry into walls	45,000	No change in scope	48,940
Sheriff Annex	Repoint mortar joints, paint building exterior, re-glaze windows, minor repairs	31,500	Existing glaze on windows have asbestos and also contain lead paint. Windows will be replaced and contractor will have to do lead and asbestos abatement on	120,040
Winding Creek Executive Place	EIFS repair and cleaning	23,000	No change in scope	39,202
		Subtotal		\$895,724
		10% Contingency		59,250
		Total		\$651,750

Jeffery Brown, Engineering & Infrastructure Director, reviewed the background information, recommendation and cost summary recorded above.

MOTION: Commissioner Lancaster moved to recommend to the full board approval to accept the bid for the CIP exterior building improvements and award a contract to M&E Contracting, Inc. in the amount of \$895,724.00 and establish a contingency amount in the amount of \$20,000.00 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 FY18 COUNTY PARKS AND RECREATION DISTRICT PROJECTS (REMOVED)~~

Ms. Cannon removed this item from the agenda and stated staff needs additional time to work on this matter and it will be brought back at a later date.

4. CONSIDERATION OF TEXT TO APPEAR ON THE COMMEMORATIVE PLAQUE FOR THE JUDGE MAURICE BRASWELL COURTHOUSE DEDICATION ON SEPTEMBER 20, 2017

BACKGROUND:

The Board of Commissioners unanimously voted June 5, 2017 to name the County Courthouse in honor and memory of retired Superior Court Judge E. Maurice Braswell, whose name will be installed on the front of the building above the current letters spelling Cumberland County Courthouse. In addition, a plaque will be displayed inside the front entrance.

DRAFT

A dedication ceremony is scheduled for September 20, 2017 at 9:00 AM in the Courthouse courtyard. The ceremony coincides with the 240th Anniversary Celebration of the Cumberland County Superior Court and officials will be here from across the state.

In addition, a portrait of Judge Braswell that now hangs in the Historic Courthouse could be moved and displayed above the plaque.

RECOMMENDATION/PROPOSED ACTION:

Forward appropriate text for the dedication plaque renaming the Judge E. Maurice Braswell Cumberland County Courthouse for approval by the full Board of Commissioners on August 7, 2017 and consider displaying his portrait above the plaque.

Sally Shutt, Assistant County Manager, reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Lancaster moved to recommend to the full board approval of the text recorded below for the dedication plaque renaming the Judge E. Maurice Braswell Cumberland County Courthouse.
SECOND: Commissioner Adams
VOTE: UNANIMOUS (3-0)

JUDGE E. MAURICE BRASWELL CUMBERLAND COUNTY COURTHOUSE

Dedicated on September 20, 2017, in honor and memory of Judge E. Maurice Braswell for his distinguished service to the nation, the state of North Carolina, the people of Cumberland County, the legal profession and the Judicial System. A decorated World War II P.O.W., Judge Braswell served as a Superior Court Judge; Senior Resident Superior Court Judge; Court of Appeals Judge and Emergency Superior Court Judge. May his example inspire all who enter this building and motivate future generations of legal professionals and leaders.

County Commissioners
Glenn B. Adams
Michael C. Boose
Dr. Jeannette M. Council
Charles E. Evans
W. Marshall Faircloth
Jimmy Keefe
Larry L. Lancaster

County Attorney
Rick Moorefield

Chief District Court Judge
Robert Stiehl

Clerk of Superior Court
Name

Register of Deeds
J. Lee Warren Jr.

Sheriff
Ennis W. Wright

DRAFT

County Manager
Amy Cannon

District Attorney
William R. West, Jr.

Resident Superior Court Judges
James Floyd Ammons Jr.
Claire Hill
Mary Ann Tally
Gale Adams

5. CONSIDERATION OF REQUEST FROM SUPERIOR COURT JUDGE JAMES AMMONS TO HANG A PORTRAIT IN THE HISTORIC COURTHOUSE

BACKGROUND:

On September 20, 2017, court officials and the legal community will celebrate the 240th anniversary of the Cumberland County Superior Court. During a program at the Historic Courthouse, a portrait of Sylvia Allen will be presented. Senior Resident Superior Court Judge James Ammons has requested that the portrait be hung in the Courtroom of the Historic Courthouse.

Allen was the first black woman to graduate from the University of North Carolina at Chapel Hill School of Law in 1962. She was also the first woman and first African-American to serve as an assistant district attorney in North Carolina and she eventually worked as an assistant state attorney general. She and her physician husband lived in Fayetteville and she worked in the Historic Courthouse during her career.

The building was restored as part of the 250th Anniversary of Cumberland County in 2004 and historic pictures were selected for display in the courtroom, stairway and halls. The courtroom portraits include members of the bar and Neil Hector McGeachy, who served as Cumberland County Sheriff for 40 years. Judge Ammons said the portraits on display in the Courtroom are of individuals who worked in the Historic Courthouse.

However, there is no official policy establishing criteria for displaying portraits or other art in the historic building. In addition, the County does not have a policy for hanging portraits of individuals in any of its buildings.

RECOMMENDATION/PROPOSED ACTION:

Consider the request to display Sylvia Allen's portrait in the Historic Courthouse and consider whether to establish a policy for hanging portraits in the Historic Courthouse and other County buildings.

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

DRAFT

MOTION: Commissioner Lancaster moved to recommend to the full board approval of the request to display Sylvia Allen's portrait in the Historic Courthouse.
SECOND: Commissioner Council
VOTE: UNANIMOUS (3-0)

6. OTHER ITEMS OF BUSINESS

No other items of business.

MEETING ADJOURNED AT 9:05 AM.

BRENDA REID JACKSON
Director



CUMBERLAND
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NORTH CAROLINA

DEPARTMENT OF SOCIAL SERVICES

ASSISTANT DIRECTORS
ITEM NO. 2 **Bobbie Redding**
Legal Services
Crystal Black
Adult Services
Sandy Connor
Children's Services
John Nalbene
Business Operations
Vacant
Economic Services

**MEMO FOR THE AGENDA OF THE SEPTEMBER 7, 2017
MEETING OF THE FACILITY COMMITTEE**

TO: Facility Committee Members
FROM: Brenda Reid Jackson, CCDSS Director
THROUGH: Tracy Jackson, Assistant County Manager 
DATE: August 30, 2017
SUBJECT: PRESENTATION ON COUNTY GROUP HOME FACILITIES
PRESENTER: Brenda Reid Jackson, CCDSS Director
ESTIMATE OF COMMITTEE TIME NEEDED: 10-15 Minutes

BACKGROUND:

The Group Care Program addresses issues and other identified problems by providing youth & their parents or caregivers with a 24-hour program designed to strengthen their relationships. Right Track (boys) and Safe Landing (girls) Group Homes were created in Cumberland County through the use of Juvenile Crime Prevention Council, state/federal foster care and county funds to assist in addressing these needs in the community. The target population is youth aged 13-17 years and their families. The program works closely with Juvenile Court Counselors, Juvenile Assessment Centers, Mental Health professionals, DSS, Schools, Communicare and NC Dept. of Juvenile Justice affiliated programs. Both group homes are Community-Based Alternative facilities, licensed by NC Department of Health and Human Services. The goal of the presentation is to discuss the effectiveness and efficiency of group home services and properties.

RECOMMENDATION/PROPOSED ACTION:

For information only. Proposed recommendations to be submitted at a future committee meeting(s).

BRJ

Cc: Cumberland County Board of Social Services
CCDSS Management Team
File

We stand united to strengthen individuals and families and to protect children and vulnerable adults...



Overview of County Group Homes

September 7, 2017
Board of Commissioners – Facility Committee

Brenda Reid Jackson, Director
Cumberland County Department of Social Services

Overview of DSS Group Homes

- **Historical Perspective**
- **General Operations**
- **Current Challenges**
- **Risk Factors**
- **Future Operations**
- **Questions & Answers**



Historical Perspective

The Group Care Program addresses issues and other identified problems by providing youth & their parents or caregivers with a 24-hour program designed to strengthen their relationships.

- Right Track (boys) and Safe Landing (girls) Group Homes were created in Cumberland County through the use of Juvenile Crime Prevention Council, State/Federal Foster Care, and County Funds to assist in addressing these needs in the community.
- Both group homes are Community-Based Alternative facilities licensed by NC Department of Health and Human Services.
- Both group homes use the Goal Achievement Program (GAP) and Aggressive Replacement Training (ART) to work with at-risk youth who are referred to the program.
 - GAP is a behavior modification program that provides consequences or rewards based on positive and negative behaviors.
 - ART is designed to train adolescents to cope in an acceptable manner.
- Parents/caretakers and community service providers are encouraged to participate in all programs, medical appointments, school conferences, and be available for home visits.



Historical Perspective (continued)

- Target Population is youth aged 13-17 years and their families
- The youth served are
 - those who have committed delinquent acts
 - at serious risk of entering the juvenile justice system
 - runaways
 - at risk of gang activity
 - in need of out of home placement because of their home dynamics
- The program works closely with Juvenile Court Counselors, Juvenile Assessment Centers, Mental Health professionals, DSS, Schools, Communicare and NC Dept. of Juvenile Justice affiliated programs.
- The average annual cost to operate the group homes is approximately \$
 - Cost of Operations: FY 17-18:

DPS/JCPC Funds-----	\$293,855
County (incl. State/Fed Revenue sources, in-kind, match)-----	\$431,978
Total projected cost-----	\$725,833



General Operations



CUMBERLAND
COUNTY
NORTH CAROLINA

General Operations (continued)

Right Track Group Home (boys)

Date Opened: March 14, 1979

Lot Size: 1 acre

Living Space: 2976 square feet

Details: 3 bedrooms, 3 baths, 2 offices, full kitchen, dining & laundry room

Outbuildings: detached garage and utility building

CUMBERLAND
COUNTY
NORTH CAROLINA

General Operations

Right Track Group Home (boys): Sally Hill Circle, Fayetteville, NC



General Operations (continued)

Safe Landing
4679 McKinnon Farm Road, Fayetteville, NC



CUMBERLAND
COUNTY
NORTH CAROLINA

General Operations (continued)

Safe Landing Group Home (girls)

Date Opened: March 17, 1981

Lot Size: 5.25 acres

Living Space: 3,336 square feet

Details: 4 bedrooms, 3 baths, 2 offices, 1 kitchen, 1 kitchenette, dining room
two car attached garage (624 square feet)

Outbuildings: pool house with 2 bathrooms, kitchen & meeting area
(760 square feet)



General Operations (continued)

Safe Landing Group Home (girls): McKinnon Farm Road, Fayetteville, NC



General Operations (continued)

Support Services Team

1 – Full Time Program Manager

Teen/Delinquency Unit – 13 Total Positions:

- 2 – Full Time Social Work Supervisor III's
- 11 – Social Worker III's

Group Care Staff – 21 Total Positions:

- 1 – Full Time Social Work Supervisor III for group care and independent living programs
- 1 – Full Time Group Care & Delinquency Court Social Worker
- 2 – Full Time Group Home Supervisors (one at each home for day-to-day operations)
- 10 – Full Time Youth Program Assistant II's (5 at each home)
- 7 – Part Time Hourly Cottage Parents (on-call)



General Operations (continued)

Group Care Staff are responsible for ...

- 24-hour, 7 day a week care, including holidays
- Administering the GAP & ART programs
- Social Work Services ex. child & family team meetings, parent training, visitations
- Utilization of community resources ex. Juvenile Justice, Communicare, Court, Schools
- After-care for up to one year after discharge
- Day-to-day operations of the facility including meal prep, housekeeping, supervision, transportation
- Providing outside programs and extra curriculum activities; such as group cookouts, amusement parks, beaches, historical sites, and college tours



Current Challenges

Over the past year there has been a decline in the number of referrals received for group care placements for girls. There is an average of two youth in the girls group home per month. Challenges include:

- Placement of girls usually involves runaway behaviors including those involved in human trafficking.
- Under utilization of large property consisting of a separate pool house with a kitchen, two bathrooms and great room.

While the boys group home referrals have averaged 4-6 referrals. Challenges include:

- Courts order placement of youth who don't meet the criteria to stay at the group home due to need for higher level placement services as a result of mental health needs
- Increased need for emergency placement of non-delinquent DSS foster children
- Youth with history of aggressive/destructive behaviors
- Need for repair/updating the current septic system. Estimated cost \$10,000 to \$15,000.



Risk Factors

Failure to re-evaluate and take action within the upcoming fiscal year will result in ...

- The inability to maintain two single sex facilities in an efficient manner, both operationally and fiscally due to the decline in utilization of the girls group home
- Increased financial needs to change the current operation of both facilities
- Inability to address the increased need for emergency placements in the county for DSS foster children
- Increased licensing and/or MCO requirements to change one facility to a unisex Level III or Emergency home
- ❖ Having no 24-hour, 7 day a week community alternatives facility in Cumberland County to serve at-risk youth and their parents/caregivers



Future Operations

Next Steps . . .

1. Currently exploring options for changes to address the challenges while improving effectiveness and efficiency of the properties
2. Work involves consultation with County Management, Juvenile Crime Prevention Council, District Court, County Engineering & Infrastructure, NC DHHS-Licensing Unit, and Alliance Behavioral Health
3. Recommendations will be submitted to Cumberland County Board of Commissioners through the committee structure
4. Fiscal Year 2017-2018 will be an exploration/transition year, and upon approval from all stakeholders propose implementation in Fiscal Year 2018-2019



Questions & Answers



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

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

MEMO FOR THE AGENDA OF THE
SEPTEMBER 7, 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: SEPTEMBER 1, 2017

SUBJECT: CONSIDERATION OF SUBLEASE REQUEST FROM
SERVICESOURCE TO FTCC

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:

ServiceSource is a 501(c) (3) nonprofit organization that leases property owned by Cumberland County located at 600 Ames Street. This property consists of multiple buildings located on a 12.96-acre tract. This organization provides employment, training, habilitation, and support services to individuals with disabilities. ServiceSource entered into a ten-year lease with Cumberland County in April of 2012. ServiceSource leases the property for one dollar per year but is responsible for maintenance, improvements and utilities for the property. ServiceSource representatives have been approached by Fayetteville Technical Community College (FTCC) about utilizing the parking area between the metal and wood shop for parking and teaching truck driving. FTCC has also requested to use a portion of the sewing room as a training and storage area.

Paragraph #16 of the lease states: "**Assignment:** This Lease may not be assigned or sub-leased in whole or in part without the prior approval of the Cumberland County Board of Commissioners." Therefore, this request is being presented to the Facilities Committee for consideration. ServiceSource representatives have stated that they will not be charging rent, but utilities and maintenance if needed. ServiceSource representatives will be present during the meeting to answer any questions that the Committee may have.

RECOMMENDATION/PROPOSED ACTION:

The Engineering & Infrastructure Director and County Management recommend that the Facilities Committee approve ServiceSource's request to allow Fayetteville Technical Community College to utilize space located at 600 Ames Street for truck parking and training and forward it to the Board of Commissioners for its consideration at their September 18th meeting.



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ENGINEERING & INFRASTRUCTURE DEPARTMENT

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

MEMO FOR THE AGENDA OF THE
SEPTEMBER 7, 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: SEPTEMBER 1, 2017

**SUBJECT: CONSIDERATION OF BID APPROVAL PROCESS FOR
APPROVED CIP FINANCE PROJECTS**

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 Engineering & Infrastructure Department's protocol is to place the consideration of construction contracts on the Facilities Committee agenda and then forward them to the full Board of Commissioners for approval unless there are project deadlines that may necessitate going directly to the full Board of Commissioners.

The Engineering & Infrastructure Director requests that CIP projects that are part of the installment financing plan go directly to the full Board of Commissioners for approval of construction contracts if the timing for approval does not align with the scheduled Facilities Committee meetings. Our department's goal will be to move as many projects through our committee process as possible.

In addition, our Department feels that quarterly updates on CIP projects will be necessary to keep the Facilities Committee abreast of the status of the projects. This will provide staff an opportunity to discuss any changes in scope and provide scheduled updates for all projects.

RECOMMENDATION/PROPOSED ACTION:

The Engineering & Infrastructure Director along with County Management recommend that the Facilities Committee consider allowing requests for CIP projects that are part of the installment financing plan go directly to the full Board of Commissioners for approval of construction contracts if the timing for approval does not align with the scheduled Facilities Committee meetings.

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

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

**MEMO FOR THE AGENDA OF THE
SEPTEMBER 7, 2017 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE

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

THROUGH: AMY H. CANNON, COUNTY MANAGER

DATE: SEPTEMBER 1, 2017

SUBJECT: UPDATE ON THE OVERHILLS PARK WATER AND
SEWER DISTRICT SEWER CONSTRUCTION PROJECT

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 Board of Commissioners (BOC) accepted and awarded the contract to construct the sanitary sewer system for the Overhills Park Water and Sewer extension at their August 1, 2016 meeting contingent upon Local Government Commission and USDA approval. The USDA approved the contract on October 26, 2016, therefore the Notice To Proceed (NTP) was not issued until November 14, 2016 giving Park Construction a substantial completion date of November 14, 2017. Construction of the project is approximately 75% complete with all the main sewer lines and manholes having been installed except for the lines on E. Manchester Road.

However, a delay is expected involving the sewer mains on E. Manchester as a redesign is necessary to avoid an existing 36-inch pressurized sewer force main that transfers sewer from Fort Bragg to Harnett County. The only option at this point is to reroute the sewer mains and obtain easements for six properties along the new route.

Staff has met with the Legal Department to discuss the process to acquire the easements needed to provide sewer service to the six (6) properties on the east end of East Manchester. Once the easement plats are received from the design engineer, we will work diligently to obtain the necessary easements.

If the easements can be secured in a timely manner and no other issues arise, the revised substantial completion date is January 23, 2018 with a revised completion date of February 22, 2018.

RECOMMENDATION/PROPOSED ACTION:

No action needed, this is for informational purposes only.