

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:

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.

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	592,500		\$895,724
	10% Contingency	59,250		
	Total	\$651,750		

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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.

A dedication ceremony is scheduled for September 20, 2017 at 9:00 AM in the Courthouse courtyard. The ceremony coincides with the 240<sup>th</sup> 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.

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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

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 240<sup>th</sup> 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 250<sup>th</sup> 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.

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

**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.