

MINUTES OF THE MEETING OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
ADJOURNED MEETING
MARCH 19, 1985

The Board of Rowan County Commissioners met in Adjourned Session in the Conference Room of the Community Building on March 19, 1985 at 1:00 p.m. The following members were present: Commissioner Jamima DeMarcus, Commissioner Richard Messinger, Commissioner J. Newton Cohen, Commissioner Harry Sifford and Chairman Hall Steele.

Chairman Hall Steele called the meeting to order and called on the firm of John Ramsay and Associates Architect to present his presentation of the plans for the County's new proposed Agricultural Building. Mr. Ramsay started his presentation with thanking the Commissioners for having been selected as one of three to return for another presentation. He said he had talked with all of the department heads who will be housed in the building except for Robert Gunn and Mr. Joe Sulkowski, related with Emergency Management. Mr. Ramsay said he was given guidelines from the personnel. He gave each Commissioner a topographic map showing area of building on site illustrating the amount of area to house agents upon their request. Showing a scale of 180 parking places- entrance into an auditorium which would seat 200 people. Mr. Ramsay said there should be no confusion about where the primary entrance is- that this was important for good design. He said Central Core can allow advantage of utilization- he also talked about Central Corridor- external and internal. Restrooms were also discussed.

Mr. Bill Burgin, Mr. Ramsay's associate, went over various schemes with the Commissioners and Commissioners then saw slides of Ramsey Associates previous building designs.

Commissioner Sifford asked Mr. Ramsay about the level of supervision- his ability to put someone on the site to see if things were done. Mr. Ramsay said this would depend on construction phase- that he and Bill would be there weekly or daily depending on what is going on. He said it would be amenably well-supervised.

On compensation, he presented a fee schedule- he said he could work on a fixed fee. He said Commissioners gave authorization to go forward. His percentage on a million is 7 3/4 %. He told Commissioners that he would anticipate changes. That there would be a review of agents, what they will be happy with. Commissioner DeMarcus asked about time. Mr. Burgin said with contract in hand, six months designing development.

Mr. Ramsay told Commissioners that he would give them a low - cost productive - quality building.

Commissioners then heard from Mr. P.C. Moore and Jack Robinson, P.C. Moore and Associates out of Sanford, N.C. Mr. Moore thanked Commissioners for inviting them back. He handed Commissioners a booklet which included time schedule on project, supervision of project, method of compensation, services that their contract covered, estimated construction of budget and also explained the general responsibilities of the construction management division- pre-construction responsibilities, during-construction responsibilities and twelve good reasons to choose the PCM Management service.

P.C. Moore and Associates have offices in Portland, Indiana, Yorkville, Illinois and Sanford, N.C. Mr. Moore told Commissioners that there were two men in the Sanford office and that they maintain a team approach to project administration.

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Mr. Moore told Commissioners that he had experience in bond issues if they decided to go that route.

Mr. Moore said that bid packages were included in fees and that they would prepare them. He said there would be 9- to 10 packages.

Mr. Moore said after signing of agreement, project design can be completed within six to seven weeks, ready for bidding. Estimated project completion is eight to nine construction months. A senior project architect will have control of the project with support from their complete design team, including staff engineers.

Total AIA and Engineering fees - \$76,589.00. Mr. Moore said if construction management is used they would delete \$9,323.00 from the construction and supervision phase. The estimated construction budget, including AIA and Engineering fees, and construction management fees is \$1,260,905.00.

Briggs and Mathews Architects out of Lexington, N.C. was the third and last firm to present to Commissioners their proposals for the design of the newly proposed Agricultural Building. Mr. Briggs told Commissioners that he saw the design of the building as being an outgrowth of what is needed.

Mr. Briggs said his office has been working primarily on a percentage fee of construction cost; but would be willing to work on a lump sum fee if desired. Percentage- on a million would be 7 1/2%. Project Time Schedule- If work is started the 1st. week in April- Construction can begin the 1st. of September, 1985.

Commissioners began their own discussion after hearing from the three firms and in their discussion Commissioner Sifford

told them they would have to select a Architect before submitting funding for EOC- which would be 55% funding or \$175,000.00.

Commissioners discussed landuse- site for the building. Chairman Steele said he would not want to put the building where it would mess up the whole lot.

Discussion about EOC being housed there or not.- Commissioner Sifford said EOC and REMAS are compatible with each other.

Commissioners talked about funding. Discussion included the old P.O. which Chairman Steele said negotiation was being discussed. That would bring \$300,000.00.

Mr. Murdoch told Commissioners that the City has money to spend on the Communication System- that cost sharing would be discussed at their meeting on the 27th.

Mr. Murdoch also mentioned that the Agricultural people would be paying rent to be housed there.

Mr. Murdoch also mentioned that Mr. Gene McKinney with Southern Bell will present a proposal for a 911 telephone system that could be incorporated in the proposed communication center.

Upon a vote by Commissioners , Mr. John Ramsay, Ramsay and Associates was chosen as Commissioners first choice to be awarded the contract to do the design of the new Agricultural Building. Briggs and Mathews was the Commissioners second choice.

There being no further business, Chairman Steele adjourned the meeting until March 27 at 2:30 at that time, Commissioners will hear from Rebecca Yarbrough, Emergency Service Program Administrator, COG and Mr. Gene McKinney, Southern Bell.

Respectfully submitted,

Brenda L. Honeycutt, Clerk
Board of County Commissioners