

MINUTES OF THE MEETING OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
ADJOURNED MEETING
AUGUST 6, 1986

The Board of Rowan County Commissioners met in Adjourned Session in the Community Building, Salisbury, North Carolina at 7:00 P.M. The following members were present: Chairman Hall Steele, Commissioner Jamima DeMarcus, Commissioner Harry Sifford, Commissioner Richard Messinger and Commissioner J. Newton Cohen, Sr.

Chairman Steele called the meeting to order and Commissioner Sifford opened with prayer.

Chairman Steele said he had requested that Tom Bost, Chairman of the Library Board of Trustees get in touch with J. N. Pease to talk to Commissioners about their fees, telephone calls, and travel time. Commissioner Sifford had said they wanted to be sure that all their charges were included in their fee and to see the contract and to receive Mr. Pease's assurance that no new charges would be added. Mr. Bost had said that the Library Board had decided that it would not sign a contract if board members could not agree on the charge. Mr. Pease and Associate John Duncan told Commissioners that they were not asking to be reimbursed for their travel to Salisbury. If they had to go to Raleigh, etc. at the Board's request they would, Mr. Pease said this cost would be special. The contract is set at 7% Architect fees based on a 2.6 million dollar budget. Commissioner Sifford asked Mr. Pease about on-site visits. Mr. Pease said there would be a site supervisor on the job two days a week on the average.

Asked about flat fees- Mr. Pease said a change in scope such as design of the building would change the flat fee.

Mr. Pease told Commissioners that he would build the extension to be compatible with the existing building. Chairman Steele said this would be deferred until the end of the meeting. That it would be discussed again after the Personnel Director interviews which will be in Executive Session.

Commissioner Sifford made a motion to go into Executive Session to interview applicants for Personnel Director. Commissioner DeMarcus seconded with unanimous approval.

Commissioner DeMarcus made a motion to come out of Executive Session and back into Regular Session. Commissioner Sifford seconded with unanimous approval.

County Manager was authorized to contact the chosen applicant and to negotiate with him on the position of Personnel Director.

The Rowan County Commissioners in an unanimous vote, 5 to 0, selected Ramsay Associates, Inc. of Salisbury over J. N. Pease Associates of Charlotte as the firm to expand the library facility. The motion to select the local firm was introduced by Commissioner Newton Cohen and seconded by Commissioner Dick Messinger. Extensive discussion followed. In the selection of Ramsay Associates, the Commission outlined several reasons where it felt that the advantage, while slight in most cases, rested with the Rowan County firm.

- 1- Ramsay Associates had designed the present library headquarters in a nationally recognized award winning method.
- 2-With the presence of a comprehensive building plan having already been prepared by an outside consultant last year, it was felt that the exterior design and compatibility with the existing structure could be a major obstacle. It was felt that Ramsay Associates would be in a slightly better position to provide the architectural continuity for the structure.
- 3-Since the present facility is situated in the historic district, it was felt that Ramsay Associates could be more attuned to the local historical significance and more successful in working with the local historical preservation groups.
- 4-For comparison purposes, fees proposed were similar. J. N. Pease Associates proposed a 7% fee while Ramsay Associates proposed a fixed fee of \$185,000 which equates to approximately 6.57%.
- 5-The overwhelming vote in the recent library bond referendum by the People of Rowan County signaled a strong united support for a larger, more efficient library system for Rowan County. The Commission felt strongly that the architectural leadership should therefore be provided by a firm located in Rowan County.
- 6-The time schedule for completing the drawings and advertisement for bids was a consideration. The Commission believed that the commitment made by Ramsay Associates to assign key staff to

the project would result in the ability to begin construction sooner. The Charlotte firm had indicated a 6-8 month design process before bids could be sought.

The Commission is appreciative of the excellent effort made by the Rowan Public Library Board of Trustees in arriving at its recommendation. While the vote was 6-5 in favor of J. N. Pease Associates, it signaled the results of a long and difficult process by the Board in evaluating architectural firms.

By dividing the Board into almost two equal factions, it is evident that the process represented one of the most difficult decisions ever made by an advisory board. To remain divided over the close vote would deter from the most important objective ahead, that is, to oversee the construction of our finest County facility to date.

The Commission voted to recommend that Commissioner Jamima DeMarcus and Commissioner Newton Cohen serve on the construction committee along with three members of the Library Board and staff to oversee the construction process of the new County Library.

There being no further business, Chairman Steele adjourned the meeting.

Respectfully submitted,

Brenda L. Honeycutt, Clerk
Board of County Commissioners