

October 29, 2019

The Board of Commissioners of Franklin County, North Carolina, met for a Recessed Meeting at 5:00 P.M. in the Commissioner's Conference Room located in the County Administration Building with the following Commissioners present: Chairman Sidney E. Dunston, Vice-Chairman Shelley L. Dickerson, Commissioners Michael S. Schriver, Cedric K. Jones, Mark Speed, David T. Bunn and Harry L. Foy, Jr.

Chairman Dunston called the meeting to order.

1. CLOSED SESSION

The Board was asked to enter into closed session pursuant to North Carolina General Statute 143-318.11 (a)(3) – Attorney-Client Privileged Communication.

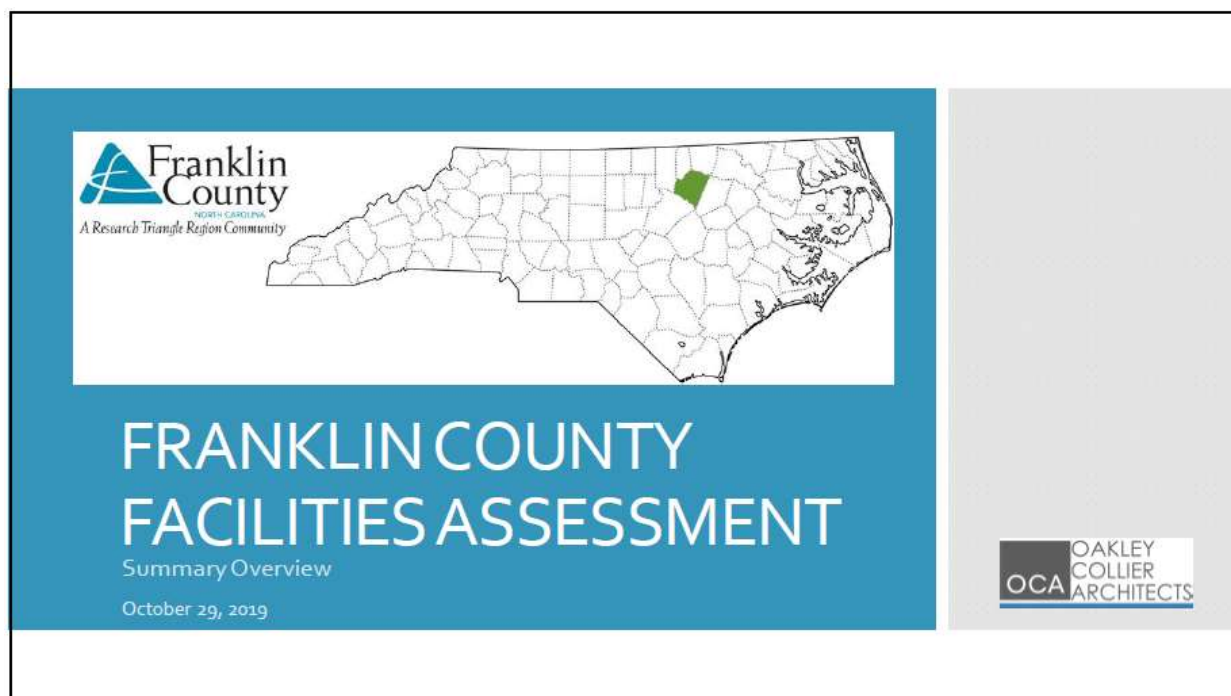
At approximately 5:01 P.M., Commissioner Schriver made a motion to enter into closed session pursuant to NCGS 143-318.11 (a)(3), seconded by Commissioner Bunn. The motion was approved 6 to 1 with Commissioner Foy voting in opposition.

Following closed session, Commissioner Bunn made a motion to enter back into open session, seconded by Commissioner Dickerson. The motion duly carried approval with all present voting "AYE."


No action was taken as a result of closed session.

2. FACILITIES PLAN/SPACE NEEDS ASSESSMENT

The Board continued discussions regarding recommendations for future buildings and space needs for Franklin County facilities. Kim Denton, Assistant County Manager, introduced staff of Oakley Collier and Associates to provide the Board with additional details concerning the Franklin County Facilities Master Plan and Space Needs Assessment. Bailey Allred, Project Architect and Sam Eichhorn, Architectural Intern offered the following presentation. Ann Collier, partner and principal with Oakley Collier was unable to attend due to illness.


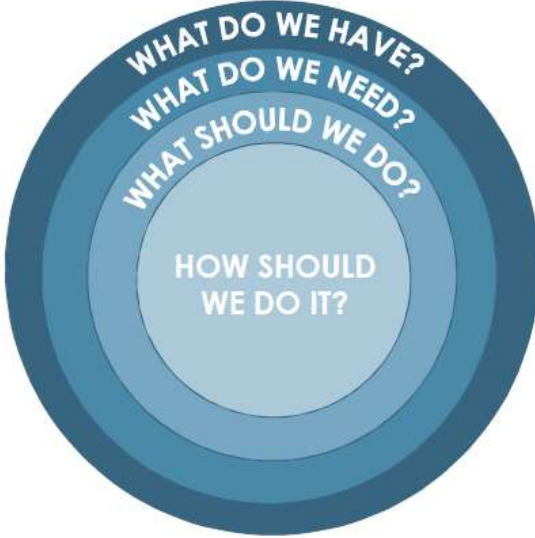


Project Objectives / Goals



- Kick-off in May 2019
- 26 Existing Facilities
- Study Goals:
 - Investigate for continued use
 - Determine remaining life cycle
 - Establish current needs
 - Establish long-term plan
 - Determine implementation costs

Project Approach / Process

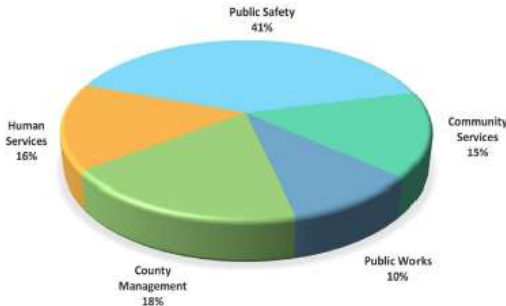



What Do We Have?

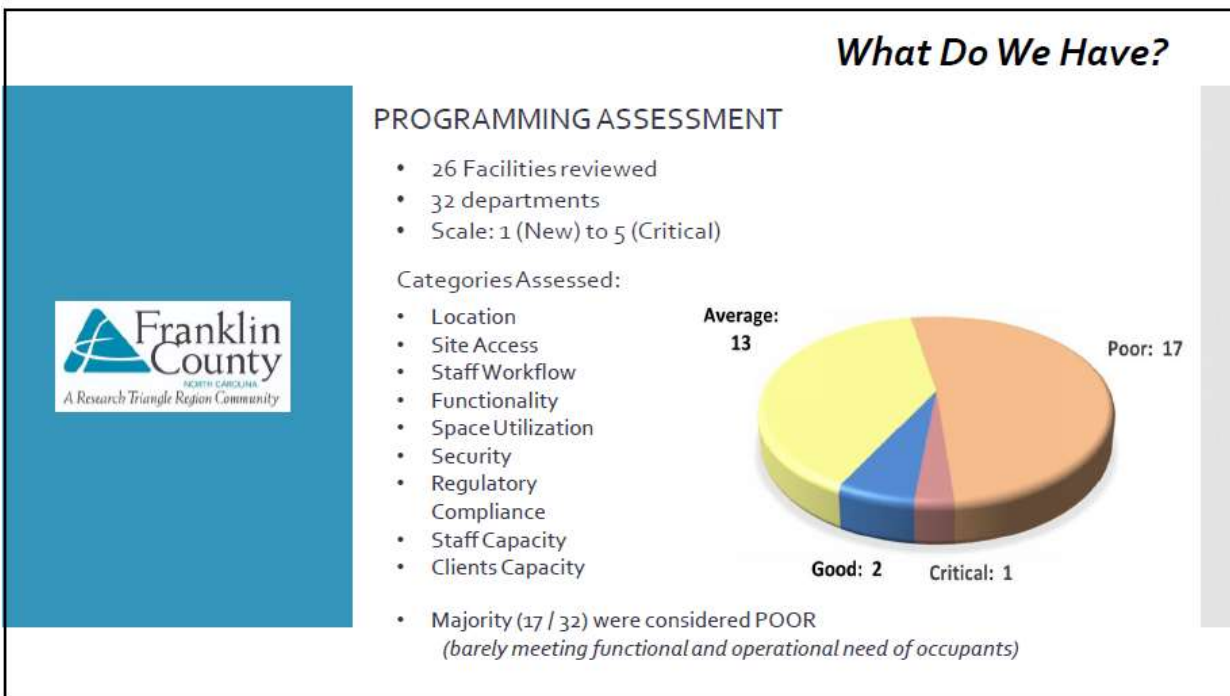
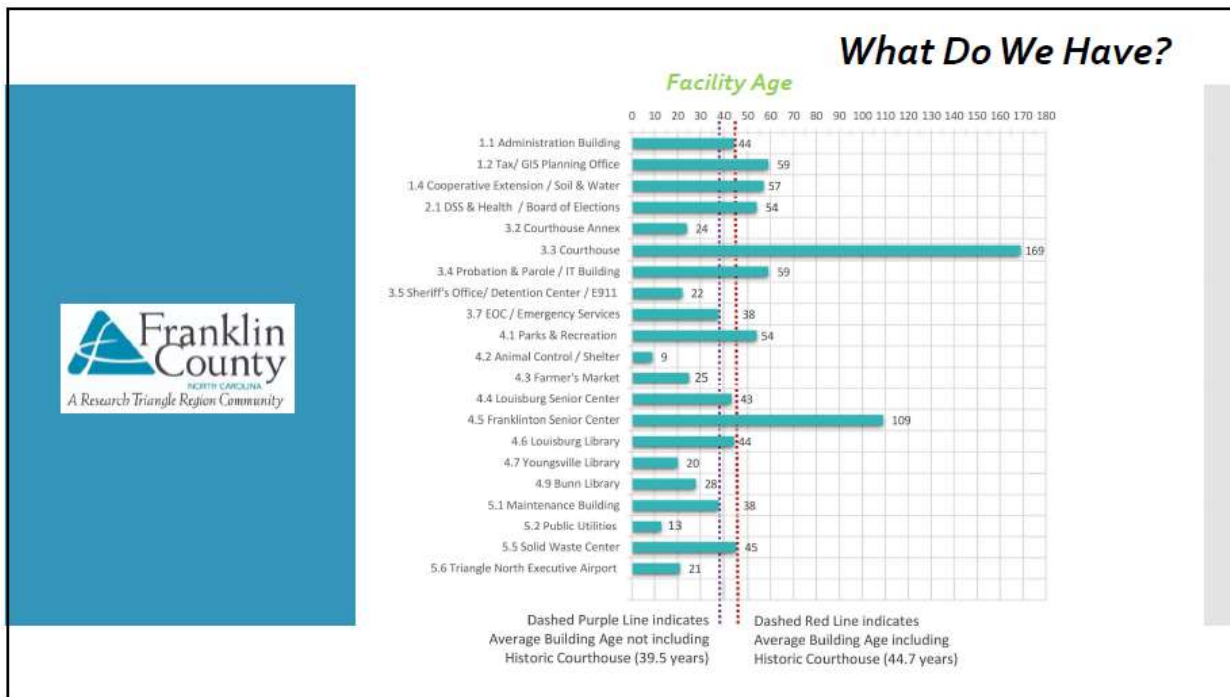
Project Baseline Inventory:

- 26 existing facilities
- 32 departments
- Combined square footage = 272,020 sf

Distribution of Existing Square Footage



Department	Percentage
Public Safety	41%
County Management	18%
Human Services	16%
Community Services	15%
Public Works	10%



- ### What do we do & How do we do it?
- 1. Establish long-term plan:**
 - Phased Projects over time
 - 12 – 15-year Implementation (2020 – 2032)
 - 2. Determine implementation costs:**
 - Construction Costs
 - + Contingency (5%)
 - + Fees (9 – 10%)
 - Project Budget*



Recommendations

	Projects	Estimated Cost*	Year of Consideration
Phase 1	New Administration Complex	\$21,945,000	1 to 4
	Renovate Existing Courthouse Annex	\$3,313,752	1 to 4
	Renovate & Expand Existing Administration Building	\$2,753,442	1 to 4
	New E911 Communications Center / EOC / EM	\$3,705,126	1 to 4
	Maintenance - Renovation/ Expansion	\$423,396	1 to 4
	Total	\$32,140,716	
Phase 2	Renovate & Expand Sheriff's Dept	\$2,841,792	5 to 8
	New Cooperative Extension and Soil & Water	\$7,182,000	5 to 8
	New Board of Elections	\$2,394,000	5 to 8
	DSS - Renovations	\$987,299	5 to 8
	New Louisburg Library	\$5,016,000	5 to 8
	Franklinton Senior Center - New	\$3,093,634	5 to 8
	Youngville Library - Addition	\$542,835	5 to 8
	Total	\$22,057,560	
Phase 3	Renovate Existing Courthouse	\$516,591	6 to 10
	Renovate Existing Probation and Parole	\$707,484	6 to 10
	Total	\$1,224,075	
Phase 4	New Louisburg Senior Center	\$4,389,000	9 to 12
	Expand Detention Center	\$4,560,000	9 to 12
	Solid Waste Shop/ Scale House - Renovation	\$284,858	9 to 12
	Total	\$9,233,858	

*Total Estimated Cost \$64,656,209

*All costs shown are projected at current market rates for the next 12 months. An escalation factor of 8% per year should be added after 12 months based on approved timeline.

Existing Adjacent Downtown Parking



Administration Complex






So... What Do We Do & How Do We Do It?

Projects	Estimated Cost*	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
New Administration Complex	\$21,945,000														
Renovate Existing Courthouse Annex	\$3,313,752														
Renovate & Expand Existing Administration Building	\$2,415,300														
New E911 Communications Center / EOC / EM	\$2,850,000														
Maintenance - Renovation/ Expansion	\$576,026														
Renovate & Expand Sheriff's Dept	\$2,841,792														
New Cooperative Extension and Soil & Water	\$7,182,000														
New Board of Elections	\$2,394,000														
DSS - Renovations	\$783,750														
New Louisburg Library	\$5,016,000														
Franklinton Senior Center - New	\$3,093,634														
Youngsville Library - Addition	\$542,835														
Renovate Existing Courthouse	\$453,150														
Renovate Existing Probation and Parole	\$620,600														
New Louisburg Senior Center	\$4,389,000														
Expand Detention Center	\$4,560,000														
Solid Waste Shop/ Scale House - Renovation	\$284,858														
*Total Estimated Cost		\$63,261,697													



■ Design
 ■ Bidding & Contracts
 ■ Construction

*All costs shown are projected at current market rates for the next 12 months. An escalation factor of 8% per year should be added after 12 months based on approved timeline.



So... What Do We Do & How Do We Do It?

- **Establish long-term plan**
 - Phased Priorities over time
 - Implementation: 2020 – 2032
- **Determine implementation costs**
 - Project Budgets = Construction Cost + Contingency + Fees

No action was requested or taken.

At approximately 5:49 P.M., Commissioner Schriver made a motion to adjourn, seconded by Commissioner Speed. The motion duly carried approval with all present voting “AYE.”

Sidney E. Dunston, Chair

Kristen G. King, Clerk to the Board

(blank page)