

IREDELL COUNTY BOARD OF COMMISSIONERS
Special Meeting
August 28, 2002

The Iredell County Board of Commissioners met in a special meeting on Wednesday, August 28, 2002, at 8:00 a.m., to consider additional funding for the Iredell County Government Center - South project (renovations).

Present: Chairman Sara Hair Tice
Vice Chairman Karen B. Ray
Thomas E. Bowles
Stephen D. Johnson
R. Godfrey Williams

Staff Present: County Attorney Bill Pope, County Manager Joel Mashburn, Finance Director Susan Blumenstein, Support Services Director Jim Vernon, Administrative Assistant Wendy Workman

Call to order by Chairman Tice.

Copies of the bids received (attached) on the ICGC-S on August 22 were passed out, with the lowest bid being \$274,650 over funds available. Susan Blumenstein passed out a financial summary (attached).

Larry Shafer and Grace Wallace, of MBJA, were introduced. About 20 persons requested plans with 12 submitting bids. Renovations were designed efficiently; cannot renegotiate for \$274,000. Also, there is a \$100,000 contingency for change orders and unforeseen costs.

Mashburn said that fixtures and furnishings are estimated at \$75-80,000, which is not included. Funds will be taken from the contingency money left over and two other projects. Jury equipment will be bid as alternate.

Mashburn read into the minutes from Statute GS 143-129: In the event the lowest responsible bids are in excess of the funds available for the project or purchase, the responsible board or governing body is authorized to enter into negotiations with the lowest responsible bidder above mentioned, making reasonable changes in the plans and specifications as may be necessary to bring the contract price within the funds available.

There was discussion on making modifications, going back out to re-bid, changing the language of contract, removing the contingency from the budget, and leasing of the third floor. Shafer said doing both renovations at the same time could lower the costs.

Vernon said that a decision had not been made by DEHNR to lease the third floor, but should know by Wednesday or Thursday of next week. Excellent chance of getting them.

Shafer said after DEHNR made the decision to rent from the county, it could take them up to 60 days to decide on a plan. It would then take MBAJ another 90 days to come up with drawings, with an additional month for permits, etc. The third floor renovation, in addition to the current plans, could be bid in about six months from now.

Susan Blumenstein passed out a copy of a letter (attached) from Bank of America that the loan for \$3,510,000 is due for closing this Friday. An extension may be available.

Commissioner Bowles made the following motion: Put the project on hold, ask for an extension on the loan, not re-bid until DEHRN has made a decision to rent from the county, bid the two projects together, and raise other money locally. Voting: Ayes – 5; Nays – 0

Brick for the new library was available for the board to view. A motion was made by Chairman Tice that they go with the soldier brick, but have it raised. Voting: Ayes – 5; Nays – 0

Motion was made by Chairman Tice to adjourn at 9:00 a.m.

Approved: _____

Wendy Workman, Administrative Assistant