



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
10:30 AM**

The Pinehurst Village Council held a Regular Meeting at 10:30 A.M., Tuesday, November 6, 2018 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. John Bouldry, Treasurer
Ms. Judy Davis, Councilmember
Mr. Kevin Drum, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

Excused Absence: Mr. John R. Cashion, Mayor Pro Tem

And approximately 3 attendees, including 6 staff and 1 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo called the meeting to order.

2. Discuss and Consider Contract for Construction of Cannon Park Community Center.

Mark Wagner, Parks and Recreation Director, stated that Village Manager, Jeff Sanborn; Councilmember Bouldry; Councilmember Drum; Mike Apke with McGill and the construction Company, HM Kern, all met and went over the options for value engineering.

Mr. Wagner stated a number of the items, while having some cost benefit, are not being recommended for consideration. Reasons for these items not being recommended included: not meeting the Village's PDO standards; reduction in material quality and life expectancy; increased maintenance costs; cost to add the amenity back at a later date; ADA requirements; functionality and liability concerns.

The items that fell into this category are:

- Deleting brick patio
- Reducing brick sidewalks to 5' width
- Deleting brick sidewalks and use concrete instead
- Eliminate underground storm water system and move above ground beside Veteran's Memorial
- Provide 25% gravel parking spaces on the site
- Delete parking spaces at picnic shelter
- Redesign entry drive and move closer to Hwy 211
- Delete wheel stops on interior parking spaces
- Reduce sidewalk around building (Program Room to rear storage area)
- Use VCT in lieu of LVT and hard tile
- Use epoxy paint on walls in lieu of hard tile in restrooms
- Change storefront windows to hollow metal
- Delete 8 windows on north side of building (Gymnasium)

- Delete brick on office/classroom area exterior and replace with hardi-siding
- Change metal roof to shingles
- Delete solid surface window sill, use drywall
- Reduce arts & craft millwork by 50% (storage cabinets/shelves)
- Eliminate Alternate A-1 Spray Foam insulation
- Eliminate Alternate A-5 Gym Divider Curtain
- Eliminate Alternate A-8 Sound Absorbing Wall Panels

Mr. Wagner presented Council a list of items for value engineering on the \$4,293,800 bid for the Cannon Park Community Center. Mr. Wagner stated they have 3 options prepared for Council to look at. Mr. Wagner explained the first option contains 3 items everyone felt comfortable removing from the project with minimal impact. These items included eliminating motorized blinds, switching to #3 grade gym floor and declining the flooring protective cover. All 3 of these items would save \$30,315 and would bring the contract amount to \$4,263,485.

Mr. Wagner presented option 2 which included a reduction of \$90,931 bringing the contact amount to \$4,202,869. The items changed would include all items in Option 1 plus a reduction in gravel base in the heavy duty paving area from 8" to 6", reduction of gravel base in light duty paving area from 8" to 6", delete curb and gutter and add wheel stops, using LVT in lieu of hard tile in corridor, using metered faucets in lieu of censored, providing sock duct in gym in lieu of spiral; deleting ductless system & install louver and deleting generator connection point. Councilmember Drum stated that the information concerning the gravel wasn't available when they met and he would have considered this for option 1. Councilmember Bouldry agreed he would have added this to option 1. Mr. Wagner stated he felt the same and is prepared for Council to customize the options. Mayor Nancy Fiorillo asked how many Village facilities had generators. Mr. Wagner stated the Fire Department, Police Department and Fleet Maintenance Building all had generators to run the buildings. Village Hall had one generator big enough only to keep the servers running.

Councilmember Bouldry asked if the proposed \$165,000 contingency fund was a sufficient amount for this project. Mr. Wagner stated the proposed fund was 3.8% of the total amount of the project and the standard was between 5% and 10%. Village Manager, Jeff Sanborn explained if something came up and the contingency fund was not enough to cover the expense then staff would have to ask Council to pull additional funds from Fund Balance. Councilmember Davis stated that this Community Center was not the only need of the Village and felt it very objectionable to pull additional funds from Fund Balance to cover the cost. Councilmember Bouldry stated we now have cost realism since the bids have come in for the project. Councilmember Drum explained that so many factors have changed since the process took place which escalated the costs.

Mr. Wagner explained the final list, Option 3, are primarily aesthetic changes. Option 3 includes a reduction of \$115,640 bringing the contact amount to \$4,178,160. The items changed would include all items in Option 1 & 2 plus deleting cupola, architectural brackets on exterior of building, gable window on park side of building, brick water table and regular edge ACT and use square edge (ceiling tiles). Council discussed the items Mr. Wagner listed and agreed all of items in option 3 needed to be left in the project.

Mr. Wagner stated Council can also select a custom option if so desired, he explained he already added some other options that they didn't have data for, like the gravel in the paved parking lots. Mr. Wagner stated with going with option 1 and the two reductions in gravel items and removing generator connections from option 2, The Village would need an additional \$335,265 from fund balance.

Upon a motion by Councilmember Bouldry, seconded by Councilmember Drum, Council approved Ordinance 18-24 a budget amendment increasing the appropriation for the Cannon Park Community Center Capital Project Fund by \$335,265 with the following changes, reduction of the gravel in heavy and light traffic areas and removing generator connections by a vote of 3-1, with Councilmember Davis voting no.

Upon a motion by Councilmember Bouldry, and seconded by Councilmember Drum, Council unanimously approved awarding HM Kern the contract for the construction of the Cannon Park Community Center in the amount of \$4,241,165 by a vote of 4-0.

Motion made by Councilmember Drum, seconded by Councilmember Bouldry, Council approved Ordinance 18-25 deferring select capital projects in the Harness Track and Recreation Departments to use as a contingency fund for the Cannon Park Community Center Project Fund by a vote of 3-1, with Councilmember Davis voting no.

3. Other Business.

Jeff Batton presented resolution 18-29 to Council which will exempt procurement of professional engineering and architectural

services from the model code, for on call technical review of site plans for compliance with State and Village engineering standards on an as-needed basis.

Upon a motion by Councilmember Davis, seconded by Councilmember Bouldry, Council unanimously approved Resolution 18-29 exempting on call technical review of site plans, for compliance, per General Statute 143-64.32 by a vote of 4-0.

4. Motion to Adjourn.

Council adjourned the Special Meeting at 12:30 p.m.

Respectfully Submitted,



Beth Dunn,
Village Clerk

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement