

TOWN OF COATS  
Board of Commissioners  
February 15, 2018  
**OFFICIAL MINUTES**  
**Special Called Meeting**

**I. ABSTRACT:**

A special called meeting of the Board of Commissioners was held on February 15, 2018 in the Town Hall Training Room @ 6 p.m.

**II. ROLL CALL:**

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner JC Allen, Commissioner John Raynor and Commissioner Bob Hedrick.

Commissioner Allen Mosby was not present.

**III. CALL TO ORDER:**

A quorum being present, Mayor Coats called the meeting to order at 6:00 p.m.

Mayor Coats delivered the invocation and led those in attendance in the Pledge of Allegiance.

**RESOLVED**, to approve Agenda.

**MOTION BY: COMMISSIONER BOB HEDRICK: SECOND BY: COMMISSIONER JOHN RAYNOR  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND  
RAYNOR  
NOES (0)**

**IV. OLD BUSINESS:**

A. Public Works Building

Nick Holcomb Town Manager updated the Board on the present position of the Public Works Building negotiations. The low bid came in at \$423,600, which we began looking at items that we could shave down some of the cost. Mr. Holcomb presented a worksheet that showed all unexpected revenue and existing project fund for \$345,158.

Unexpected revenue list as:

- |                |          |
|----------------|----------|
| a. State Grant | \$50,000 |
| b. Insurance   | \$93,353 |

- c. Cell Tower \$175,500
- d. Insurance Reimbursement \$26,305

Total \$345,158

Existing Public Works Project Fund list as:

- a. State Grant \$50,000
- b. Water Fund Transfer \$70,000
- c. General Fund Transfer \$225,158

Total \$345,158

Mr. Holcomb explained to the Board that \$70,000 was transferred from the Water Fund which left \$70,000 of the unexpected revenue in the General Fund balance. If the Board decides to increase the Project Fund, using the \$70,000 from the Project Fund will total \$415,158.

**(Reference #1)**

Proposed Public Works Project Fund list as:

- a. Proposed construction Contract \$375,000
- b. Engineering \$30,000
- c. Miscellaneous (Surveying, etc.) \$10,158

Total \$415,158

Mr. Holcomb asked Tyrus Clayton with Draper Aden Associates to cover items, which can be considered to cut to decrease the construction cost of the building.

Mr. Clayton presented to the Board a detailed negotiations listing for the Board to see items to consider eliminating to assist with decreasing the construction cost. Mr. Clayton discussed with the Board the following items to consider removing from bid.

**(Reference #2)**

1. Site work: **Deduct \$11,000**

- a. Pond and Diversion Ditch – use sheeting and swales to drain to NE corner
- b. 5 yard hydrants and loop line – install 3 wall mounted hose bibs
- c. Sea bollards
- d. Hotbox – install RPZ in R.R. closet

***Mr. Clayton assured the Board that the concerns with drainage can be managed with these changes.***

2. Concrete: **Deduct \$6,500**

- a. Reduce concrete to 3,000 psi concrete
- b. Reduce 2' turndown to 8" with 1 run of rebar at aprons
- c. Remove stone under concrete, install over compacted fill

*The Board questioned Mr. Clayton concerning the concrete change and Mr. Clayton stated that the 3,000 psi was sufficient for our equipment.*

3. Pre-Engineered Building: **Deduct \$6,500**
  - a. Insulation – no simple saver R-19 6" V.R.
  - b. Wall – R13, 4" Vinyl faced, reinforced
  - c. Ultra Dek Galvanized/Alumazinc Coat, 24ga Standing Seam
  - d. Exposure B, Normal NCBC Loads

*Mr. Clayton confirmed that the above changes are safe.*

4. Doors: **Deduct \$15,300**
  - a. OH Doors – Change 14'x16' coiling to (2) 14'x16' sectional and (5) 14'x14' sectionals chain hoist and wind loading
  - b. Remove 3ea office/storage room doors

*Rodney Pleasant Public Works Director confirmed that the change in size of doors would work with all the equipment and vehicles.*

5. Office/Storage Room Framing – **Deduct \$13,100**
  - a. Remove framing and sheetrock for office and storage area
  - b. Frame RR with metal studs, 6" for walls and 8" for ceiling

*Mr. Clayton confirmed to the Board that there is no change to the lighting and that there would not be a ceiling after eliminating the office area.*

6. HVAC: **Deduct \$14,500**
  - a. Remove mimi splits and wall mounted heaters. Install 1ea 9.4K BTUPTAC for restroom
  - b. Use Dayton equipment for warehouse fans, louvers and motorized dampers. Interconnect with CO2 detectors

7. Plumbing: no changes

8. Electrical: **Deduct \$2,500**
  - a. Remove office and storage room electrical

9. Undercut Allowance: **Deduct \$3,900**
  - a. Remove Undercut Backfill allowance from Package

10. Add 8' high liner panel on interior walls: **Add \$5,100**

11. Add Back Office Only with cooling, heating and concrete floors : **Add 11,200**



Total value of deductions at \$73,300, adding the 8' liner panel on the interior walls, \$355,400 plus a 5% contingency at \$17,700 brings construction total to \$373,170. Adding office with heating and cooling, \$366,600 plus a 5% contingency brings construction to \$384,930.

Karen Wooten Town Clerk asked Mayor Coats if she could address Public Works Director and asked Mr. Pleasant what was best for his operation a storage area or an office. Mr. Pleasant expressed his concerns with eliminating the office. He shared that parking at the old public works building is limited, which has caused accidents several times. In addition, each morning they would have to meet at one place and then go over to the new building. Mr. Pleasant stated that he felt that the office area would benefit the staff to be able to meet at one place and proceed with work. Mr. Pleasant stated that storage would be used in the old building.

Mayor Coats asked the Commissioners how they felt concerning the 8'liner panels.

Mayor Pro- Tem Jerry Beasley stated it is figured in the price and that we should go with it. The damage that could occur if backed into the sides of the building this would give some protection.

Nick Holcomb stated that he felt that the Town had done its due diligence for the taxpayers and that the office is something that we can gain. Mr. Holcomb stated that it appears, that the \$384,930 is something that gives us what we need and with this pocket of unexpected revenue makes it unpainful.

Commissioner Raynor expressed that if the office helps the public works department work more efficiently then we should get that for them.

Mayor Pro-Tem Jerry Beasley stated that the proposal looked good to him and putting the office back in could be utilized.

Mayor Coats questioned if the \$2,700 plus \$8,500 plus the \$5,100 for the panels are included in the \$384,930 price. Mr. Clayton confirmed that it is included in the total price.

Mayor Pro-Tem Jerry Beasley wanted confirmation that this price included clearing, hauling off all trees and all of the clearing expense. Mr. Clayton confirmed that this is all included.

Mr. Clayton stated that the "Notice of Award" would be for \$366,600 and the contingency of \$18,330 is not part of the award.

**RESOLVED**, to deduct items one (1) through nine (9), adding items 10 and 11 with a total of \$366,600 with a contingency of 5% at \$18,330.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND  
RAYNOR  
NOES (0)**

Nick Holcomb Town Manager clarified with the Board that the Project Fund would consist of the following line items.

Construction Contract	\$366,600
Engineering	\$ 30,000
Surveying, Landscaping	\$ 10,000
Contingency	\$ 18,330
 Total Project Fund	 \$424,930

There was a discussion concerning the contingency expenditure, giving the Town Manager and Town Clerk authority to make decisions for any expenditures below \$5,000.

Nick Holcomb Town Manager asked Mr. Clayton for an estimate of his fee through the project going forward after the contract is signed. Mr. Clayton stated that his expense would fall around \$6,000.

**RESOLVED**, to approve the proposed construction contract at \$366,600, \$30,000 for engineering, with a contingency of \$28,330, which brings the total cost of \$424,930 and authorization given to Town Manager to execute changes less than \$5,000 and authorize given to proceed with contract signatures.

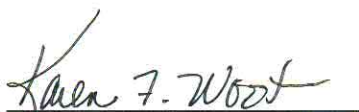
**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND  
RAYNOR  
NOES (0)**


The Board asked Mr. Clayton to proceed with the "Notice of Award".

**RESOLVED**, to adjourn meeting

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND  
RAYNOR  
NOES (0)**

Meeting adjourned at 7:04.

  
Karen F. Wooten, Town Clerk

  
Chris Coats, Mayor