

**TOWN OF SELMA
SPECIAL COUNCIL MEETING
OCTOBER 28, 2013
SELMA FIRE DEPARTMENT**

PRESENT:

Mayor Cheryl Oliver, Mayor Pro-tem Jackie Lacy (arrived at 6:11 p.m.), Councilmembers Debbie Edwards-Howard, Eric Sellers, and Interim Town Manager Tom Hogg, and Town Clerk Claudia Greenfield. Also present: Ann Williams of Hite Associates and Beth Binkley of Muter Construction. Councilmember Holmes was unable to attend.

Mayor Cheryl Oliver called the meeting to order at 6:04 p.m. at the Selma Fire Department and declared a quorum present.

Interim Town Manager offered the convocation.

**HARRISON MIDDLE
BUILDING
CONSTRUCTION
DESIGN:**

Mayor Oliver explained three items need to be decided upon this evening. The lowest construction bid received is \$160,000 over budget. There was a meeting with all stakeholders to perform some value engineering which would cut costs from the project. Ms. Williams handed out a spreadsheet detailing \$160,444 in value engineering. The Town of Selma would upgrade the electrical service at an allowance of \$8,000 #17 and also arrange for kitchen equipment at an allowance of \$3,000 #16. Ms. Williams stated #11 will be a savings by using the existing light fixtures; #12 would change flooring to VCT, and #13 eliminates casework except in the kitchen.

Handout dated October 28, 2013 addressed to the Council recommends three awards:

\$379,556 to Muter Construction of Zebulon, NC for construction
\$19,600 to Demolition & Asbestos Removal, Inc. of Raleigh, NC for asbestos abatement
\$5,000 to EEC of Raleigh, NC for design, air-monitoring, final abatement sampling, etc.

Councilmember Sellers discussed the lighting and the fact that the Town will be paying for 60% of electricity costs. It was noted that upgrades can be performed at a later time. Mayor Oliver mentioned upgrading the flooring of one of the exercise rooms which might be an item paid for by the Town. Ms. Williams mentioned getting possible labor and material donations for the casework.

Mayor Pro-tem Lacy questioned if parking would be a problem. Ms. Williams responded it would not be. There was discussion of the Town putting in a small driveway in the back of the building for the delivery of lunches. Interim Town Manager spoke with the Public Works Director and a small bull dozer would be needed. The Town would provide the labor but would have to purchase the crush n run.

**HARRISON MIDDLE
BUILDING
CONSTRUCTION
CONTRACT:**

A motion was made by Councilmember Sellers and seconded by Councilmember Edwards-Howard to award a contract for \$379,556 to Muter Construction of Zebulon, NC for construction of the Harrison Center. Motion carried.

A motion was made by Councilmember Sellers and seconded by Councilmember Edwards-Howard to award a contract for \$19,600 to Demolition & Asbestos Removal, Inc. for asbestos abatement. Motion carried.

A motion was made by Councilmember Sellers and seconded by Councilmember Edwards-Howard to award a contract for \$5,000 to EEC of Raleigh, NC for design, air-monitoring, final abatement sampling, etc. Motion carried.

The three contracts have been awarded. Ms. Williams indicated the asbestos would be first to start and take about 10 days. Muter would start immediately after abatement. Construction has been allowed 150 days to complete.

**HARRISON MIDDLE
BUILDING
ARCHITECTS
CONTRACT:**

A motion was made by Councilmember Edwards-Howard and seconded by Mayor Pro-tem Lacy to award the architectural contract to Hite Associates for \$45,000. Motion carried.

Mr. Neal Davis of CSS stated he was grateful for the Council's decision and the opportunity. CSS will hit the ground running when the construction is completed. They have already hired staff for the facility.

There was discussion on the "Open House" of the facility and the name of the facility. It was agreed to by all that it would be called "Harrison Center for Active Aging". Mr. Davis mentioned this is one of three facilities that CSS operates with similar names.

Mayor Oliver thanked everyone for their efforts and that it will be worth the wait. The campus was improved with Head Start, and then the gym, and now the senior center.

Councilmember Lacy questioned if the landscape has been designed. Ms. Williams responded it has not yet been designed.

Ms. Beth Binkley of Muter Construction thanked the Council for the opportunity and appreciated the award of the contract. She mentioned the Town will be pleased with the outcome.

Adjournment:

With no further business, a motion was made by Councilmember Sellers and seconded by Councilmember Edwards-Howard to adjourn. Motion carried.

The meeting adjourned at 6:38 p.m.

CLAUDIA P. GREENFIELD, TOWN CLERK