



REQUEST FOR BOARD ACTION

ITEM NO. 6

DATE OF MEETING: May 16, 2011

REQUESTED BY: Rick Benton, County Manager

SHORT TITLE: Resolution to Authorize a Contract and Purchase Order with Moseley Architects for Planning Services Related to a New Jail, Law Enforcement Center, and DSS Building: \$13,500.

BACKGROUND: The Board of Commissioners has expressed interest in initiating planning activities towards the future design and construction of a new jail, law enforcement center, and DSS building to serve Pender County. The Board has been provided considerable information detailing issues related to overcrowding, function, safety and deteriorating building conditions with respect to these existing and aging facilities. Since the Board planning summit in January, Sheriff Smith, DSS Director Dr. Shiver, and the County Manager have been evaluating architectural firms and references with respect to recommending a firm to the Board to initiate initial planning activities.

The scope of work for the initial planning activities will consist of analyzing data and projecting growth trends, conducting space and programming needs assessments, developing conceptual design options, developing estimated construction and capital budgets, developing operational and staffing plans, and preparing final reports for presentation to the Board.

Four architectural firms with specific experience in detention facility planning, design and construction management were evaluated for providing the initial scope of services: Brennan Architects, Moseley Architects, Ratio and Ware Bonsall Architects. After reviewing proposals, conducting interviews and checking references on previous similar projects, the committee recommends the County employ Moseley Architects of Charlotte, NC for the initial scope of services. A copy of the proposed agreement, outlining the scope of services is attached. The proposed fee is \$13,500.

SPECIFIC ACTION REQUESTED: To consider a resolution to authorize a contract and purchase order with Moseley Architects for planning services related to a new jail, law enforcement center, and DSS building in the amount of \$13,500.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.

RB
Initial

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

the Board hereby authorizes a contract and purchase order with Moseley Architects for planning services related to a new jail, law enforcement center, and DSS building in the amount of \$13,500. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

Budget Line Item: 660-405404

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Brown ___ Tate ___ Rivenbark ___ Ward ___ Williams ___

George R. Brown, Chairman

Date

ATTEST

Date

MOSELEYARCHITECTS

A PROFESSIONAL CORPORATION

CHARLOTTE
HARRISONBURG
RALEIGH-DURHAM
RICHMOND
VIRGINIA BEACH
WARRENTON

April 25, 2011

Re: Pender County LEC, Detention, E911 and Department of Social Services Space Needs Assessments

Mr. Rick Benton
Pender County Manager
P.O. Box 5
Burgaw, North Carolina 28425

Dear Mr. Benton:

Moseley Architects is pleased to have been asked to provide a proposal to conduct the Pender County LEC, Detention, E911 and Department of Social Services Space Needs Assessments. We understand that this study will perform the following tasks and provide Pender County with a report of findings and options to address its law enforcement center, detention, E911 and social services space needs. The proposed scope of services includes:

Detention Space Needs Analysis:

- Analyze historic detention data by five year increments;
- Project growth trends and population forecast through 2035;
- Develop a detailed space needs program based on the growth trends and forecast;
- Develop a facility scope to accommodate forecasts;
- Develop conceptual design plans with all components included;
- Review and discuss design options with the County stakeholders;
- Develop construction and capital budget estimates for each option selected;
- Develop operational and staffing plan for the chosen option; and,
- Prepare and present to stakeholders and BOCC a final report.

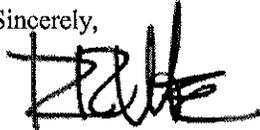
LEC, E911, and Department of Social Services Needs Analysis:

- Provide space planning questionnaires and interview stakeholders about space-facility needs;
- Develop a detailed space needs program based on input and 20 year planning period;
- Develop a facility scope to accommodate the space needs;
- Develop conceptual design plans with all components needed;
- Review and discuss design options with the County stakeholders;
- Develop construction and capital budget for each option selected; and,
- Prepare and present to stakeholders and BOCC a final report.

Moseley will provide this study as outlined for a fee of \$13,500. This fee will include all reimburseable expenses, travel, communications, copies, postage, deliveries, and so forth. Completion of scope of services will be within 160 days of notice to proceed. We appreciate and look forward to the opportunity to assist Pender County in determining needs and best options to address them.

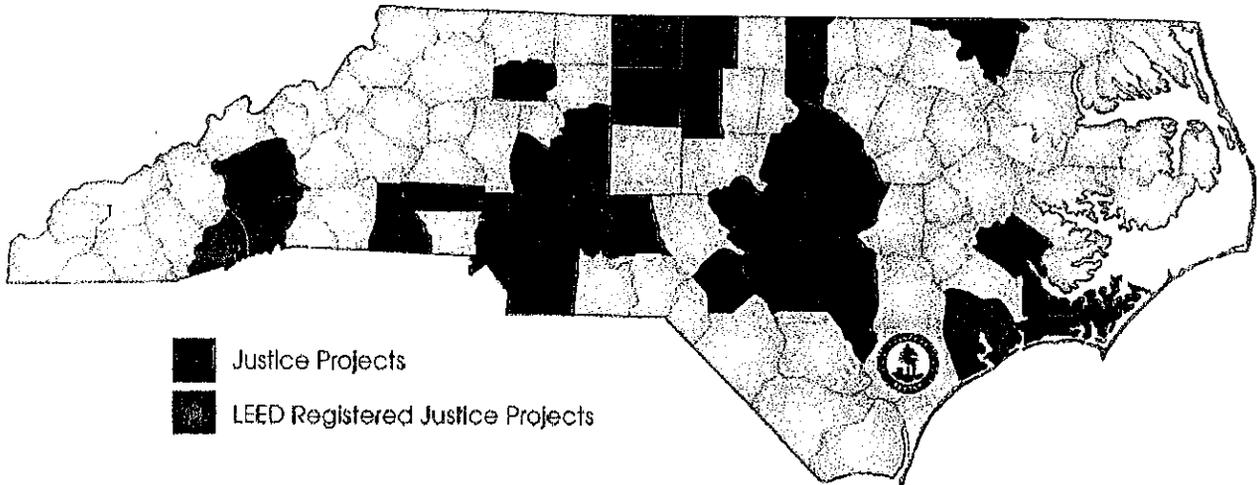
Should this be acceptable, please contact me and I will prepare a formal contract for the County's execution. If you have questions or need additional information, please don't hesitate to contact me at 704-540-3755.

Sincerely,



Daniel R. Mace, AIA, LEED AP
Vice President
MOSELEY ARCHITECTS, P.C.

NORTH CAROLINA COUNTY JUSTICE PROJECTS



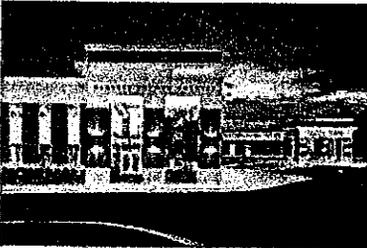
- Buncombe County Detention Center Expansion (consultant)
- Butner Federal Prison (**LEED Certified**)
- Cabarrus County Courthouse Master Plan
- Camp Lejeune Pre-Trial Confinement Facility (**LEED Registered**)
- Carteret County Detention Center Expansion Needs Assessment
- Caswell County Detention Center Study
- Cleveland County Detention Needs Assessment and Jail Population Study
- Craven County Justice Center
- Cumberland County Detention Center Expansion
- Davidson County Detention Center Security Upgrade Assessment
- Gulford County Detention Center Renovations
- Guilford County Detention Center Expansion
- Harnett County Law Enforcement Center
- Henderson County Law Enforcement Center
- Hoke County Detention Center Addition
- Johnston County Governmental Center Study
- Johnston County Detention Center Feasibility Study
- Lee County Courthouse and Detention Center Security Needs Assessment
- Lincoln County Law Enforcement and Detention Center
- Montgomery County Law Enforcement and Detention Center
- North Carolina State House and Legislative Campus Security Design (Raleigh)
- Rockingham County Justice Center (**LEED Registered**)
- Rockingham County Justice Center/Detention Center Expansion
- Rockingham County EOC/911 Center
- Rowan County Satellite Jail
- Sampson County Law Enforcement and Detention Center
- Stanly County Detention Center Expansion
- Transylvania County Public Safety Facility (**LEED Silver**)
- Transylvania County Courthouse Needs Development
- Yadkin County Detention Center

PROJECT INFORMATION



Project Name: Transylvania County Public Safety Facility (*LEED Silver*)

- **Location:** Brevard, NC
- **Size:** 63,078 SF / 120 Beds (250 core)
- **Year complete:** 2009
- **Cost information:**
 - Original Project Budget: \$17,000,000
 - Bid: \$16,800,000 (scope was increased after bid. Final amount of contract was \$17,044,000)
 - Cost per Square Foot: \$270.20
- **Contact:** Artie Wilson, County Manager, (828) 884-3100



Project Name: Harnett County Law Enforcement and Detention Center

- **Location:** Lillington, NC
- **Size:** 104,388 SF / 300 Beds (600 core)
- **Year complete:** 2009
- **Cost information:**
 - Original Project Budget: \$22,904,380
 - Bid: \$21,456,440
 - Cost per Square Foot: \$205.55
- **Contact:** Tony Wilder, Assistant County Manager, (910) 893-7555



Project Name: Sampson County Law Enforcement and Detention Center

- **Location:** Clinton, NC
- **Size:** 65,000 SF / 250 Beds (400 core)
- **Year complete:** 2006
- **Cost information:**
 - Original Project Budget: \$9,339,800
 - Bid: \$8,914,500
 - Cost per Square Foot: \$137.15
- **Contact:** Sheriff Jimmy Thornton, (910) 592-4141



Project Name: Rockingham County Judicial Center (*LEED Registered*)

- **Location:** Rockingham County (Reidsville, NC)
- **Size:** 175,400 SF
- **Year complete:** 2010 for the Jail/LEC; 2011 for the Courts
- **Cost information:**
 - Original Project Budget: \$39,059,504
 - Bid: \$38,000,000
 - Cost per Square Foot: \$216.65
- **Contact:** Tom Roblnson, County Manager, (336) 342-8100

PROJECT INFORMATION



Project Name: Rowan County Satellite Jail

- Location: Rowan County, NC
- Size: 27,621 SF / 160 Beds (300 Core)
- Year complete: 2011
- Cost information:
 - Original Project Budget: \$5,300,000
 - Bid: \$4,500,000
 - Cost per Square Foot: \$162.91
- Contact: Gary Page, County Manager, (704) 216-8180



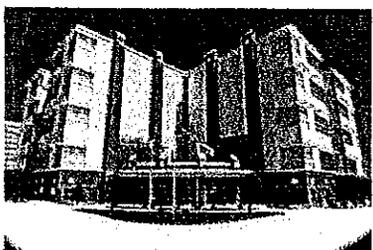
Project Name: Hoke County Jail Expansion

- Location: Hoke County (Raeford, NC)
- Size: 38,001 SF / 152 Beds (300 core)
- Year complete: 2008
- Cost information:
 - Original Project Budget: \$7,500,000
 - Bid: \$7,548,000
 - Cost per Square Foot: \$198.63
- Contact: Sheriff Hubert Peterkin, (910) 875-5111



Project Name: Craven County Judicial Center

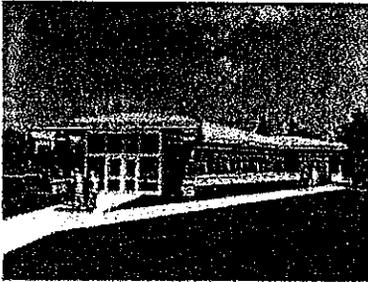
- Location: New Bern, NC
- Size: 109,182 SF / 292 Beds (600 Core)
- Year complete: 2009
- Cost information:
 - Original Project Budget: \$25,370,390
 - Bid: \$23,845,120
 - Cost per Square Foot: \$218.39
- Contact: Sheriff Jerry Monette, (252) 636-6620



Project Name: Guilford County Detention Center Expansion

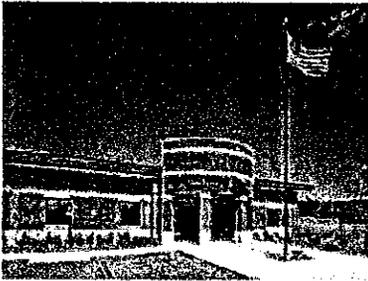
- Location: Greensboro, NC
- Size: 354,600 SF / 1008 Beds (1600 core)
- Year complete: 2013
- Cost information:
 - Original Project Budget: \$94,500,000
 - Bid: \$84,900,000 (Construction Management-at-Risk)
 - Cost per Square Foot: \$239.42
- Contact: David Grantham, Director of Property Management (336) 641-3378

PROJECT INFORMATION



Project Name: US Navy Pre-Trial Confinement Facility, Camp Lejeune
(LEED registered)

- **Location:** Onslow County, NC
- **Size:** 24,617 SF / 75 Beds
- **Year complete:** 2012
- **Cost information:**
 - Original Project Budget: \$13,131,313
 - Bid: \$13,131,313 (Design-Build project)
 - Cost per Square Foot: \$533.42
- **Contact:** Dr. Louis Lynn, President, Team Enviro, (803) 714-7290



Project Name: Jasper County Detention Center

- **Location:** Jasper County, SC
- **Size:** 32,000 SF / 108 Beds (136 core)
- **Year complete:** 2004
- **Cost information:**
 - Original Project Budget: \$5,100,000
 - Bid: \$4,800,000
 - Cost per Square Foot: \$150.00
- **Contact:** Ronnie Malphrus, Deputy County Administrator, (843) 726-7703



Project Name: York County Prison

- **Location:** York County, SC
- **Size:** 49,387 SF / 256 (400 Core)
- **Year complete:** 2008
- **Cost information:**
 - Original Project Budget: \$9,752,889
 - Bid: \$8,777,865
 - Cost per Square Foot: \$177.73
- **Contact:** Mark Kettlewell, County Engineer, (803) 684-8571

Please see the following pages for reference letters from many of our successful projects.