



# TOWN COUNCIL MINUTES

**SPECIAL MEETING**

**July 19, 2016**

The Kure Beach Town Council held a special meeting on Tuesday, July 19, 2016. The Town Attorney was present and there was a quorum of Council members.

**COUNCIL MEMBERS PRESENT**

Mayor Emilie Swearingen  
Mayor Pro Tem (MPT) Craig Bloszinsky  
Commissioner David Heglar  
Commissioner Jim Dugan

**COUNCIL MEMBERS ABSENT**

Commissioner Joseph Whitley

**STAFF PRESENT**

Building Inspector – John Batson  
Town Clerk – Nancy Avery  
Deputy Town Clerk – Nancy Hewitt

**CALL TO ORDER**

Mayor Swearingen called the special meeting to order at 5:08 p.m. and stated that its purpose is to interview architectural firms for the proposed Town Hall/Fire Station project. Notice of this meeting was posted at Town Hall and on the town's website on June 23, 2016.

**MOTION TO EXCUSE COUNCIL MEMBER**

**MOTION** – MPT Bloszinsky moved to excuse Commissioner Whitley from the meeting.

**SECOND** – Commissioner Dugan

**VOTE** – Unanimous

**INTERVIEW SCHEDULE OF ARCHITECTURAL FIRMS**

1. Oakley Collier Architects – 5:00 p.m.

Mr. Tim Oakley, principal owner of the firm, introduced co-owner Anne Collier and other members of the firm. The following points were made during the presentation:

- Oakley Collier works in a lot of different municipalities and is experienced with renovations and new buildings including town halls, police departments and fire stations.
- They are experienced at working along the coast and have completed several jobs in the Outer Banks area.
- They can work with any budget configuration and never subcontract out their responsibilities.
- They took over a job in Havelock after the original contractor was dismissed by the client, and they were able to complete the project on time and within budget to the client's satisfaction.
- During the planning phase, they will meet with town officials and can even hold a public input session, if council would like.



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- They will bring special recommendations that work for each department, including any special security and technology needs relating to buildings, and will present multiple solutions for any concerns.
- They have a strong following of contractors who like to bid on their jobs.
- Their engineers work out of Wilmington, although the firm is based in Rocky Mount.
- They will provide a project manager who will be responsible for overseeing the project, and he has the ability to identify contractor problems. If there is an unforeseen situation, the project manager will write a field directive that includes instructions to the contractor to fix the work along with the budget (not to exceed) he has to work with. Contractors are tracked on a time and money basis.
- If they miss a piece of hardware that was needed for the project, they will either write the town a check out of their own pocket or provide the hardware.
- They design spaces that are multi-functional for growth and expansion.
- They will tell the client if something doesn't fit in the budget but, ultimately, the client has control over the money.

Discussion ensued about LEED certification which Mr. Oakley said can be an expensive and complicated process just to receive a plaque at the end of it all, and the certification cost is about two to five percent more added to the project.

Mr. Oakley presented a schematic of how the facilities would fit on the available site. He noted that there are some property line and right-of-way issues that need to be address to keep within the codes currently in place. He recommended one story buildings to be cost effective but said they are good at maximizing the space available to them.

## 2. Becker Morgan Group – 5:30 p.m.

Mr. Ernest Olds, VP of the firm, introduced his team which included an interior designer. The following points were made during the presentation:

- Becker Morgan Group has done work from Delaware, down the coast to Florida and over to Louisiana, and specializes in designing public safety buildings in hurricane and flood-prone zones.
- They have been in business for 33 years and are active members of the National Fire Prevention Association (NFPA).
- Their business is located on Randall Parkway near Hanover Center in Wilmington.
- They use the same team of people for all of their projects.
- They work on durability and elevation issues and talked about the need for exhaust systems in fire department buildings.
- Their interior designer talked about the importance of a “homey” design in the areas of the fire station to be used by employees during down-time.



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- Their designs are based on the budget they are given, maximizing the use of space wherever possible.
- They use modeling software that helps them change the building structures in real-time to allow the client to see the changes during the design phase.
- They also design and build pre-engineered metal buildings to hold down costs.
- They have built buildings requiring high security and technology systems.
- Energy codes are getting more stringent, so they design their systems to be energy efficient and maintainable while, at the same time, maintaining high performance.
- A feasibility study will be part of the process.
- Change orders are typically about one to two percent of the work on a job, but only for anomalies, and the project manager will keep a strict eye on them.

When asked about LEED certification, Mr. Olds said that it could cost the town another \$50,000 to \$75,000 for the certification, when their uncertified buildings are just as good as those that are LEED certified.

Mr. Olds said the first step of their process is to have a Charrette where their whole team meets with town reps for the “dreamwork” phase of the project, after which they will quantify the plans to calculate the approximate cost of the project. He said they can modify the dream plan to meet the town’s budget and needs. The team showed how pre-cut “footprints” of the buildings could be used to figure out how a building should fit into the available space.


## ADJOURNMENT

MOTION – Commissioner Dugan moved to adjourn.

SECOND – MPT Bloszinsky

VOTE – Unanimous

The meeting adjourned at 6:40 p.m.

  
Emilie Swearingen, Mayor

  
ATTEST, Nancy Hewitt, CMC, Deputy Clerk

NOTE: These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting.

