

CLEVELAND COUNTY BOARD OF COMMISSIONERS

August 23, 2010

The Cleveland County Board of Commissioners reconvened their recessed session of August 17, 2010 on this date, at the hour of 12:00 p.m., at Cleveland Community College in a joint session with the Cleveland Community College Foundation Board and the Cleveland County Board of Education. This joint meeting was called to discuss the LeGrand Center at Cleveland Community College.

Present:

Cleveland County Board of Commissioners:

Chairwoman- Jo Boggs

Vice-Chairman- Johnny Hutchins

Commissioner- Mary Accor

Commissioner- Ronald Hawkins

Commissioner- Eddie Holbrook

Others present included: Cleveland County Board of Education, Cleveland Community College Foundation, County Manager David Dear, College President Steve Thornburg, Superintendent Bruce Boyles and several others.

JT Scruggs, Cleveland Community College Foundation Chairman, opened the meeting and thanked all those in attendance. Commissioner Ronnie Hawkins led the audience in the "Pledge of Allegiance" to the flag of the United States of America. Jim Horn provided the invocation for the meeting.

Commissioners, with the help of Representative Tim Moore, recognized County Manager David Dear for his recently being honored with the Order of the Long Leaf Pine by Governor Beverly Perdue.

At 12:20 pm, County Commission Chairwoman Jo Boggs reconvened the meeting of August 17, 2010.

Chairman Tommy Greene convened the meeting for the Cleveland County Board of Education.

JT Scruggs convened the meeting for the Cleveland Community College Foundation Board and introduced Roger Holland, Architect, to give a short presentation regarding the LeGrand Center.

Bids were received for the LeGrand Center on July 15, 2010. Eighteen General Contractors submitted bids for this project. The low bidder was Matthews Construction with a bid of \$20.7 Million. The low bid was higher than expected. Roger Holland, Architect, and his staff began looking for ways to reduce costs without compromising the integrity of the facility. They met with the General Contractor, vendors and suppliers while doing value engineering to reduce the overall cost of the project. Mr. Holland listed several areas where they were able to save including:

- Subcontractor/Vendor voluntary price reduction. (Mr. Holland noted that this surprised him. Word spread nationally about his facility and those with distinctive components

wanted to be a part of this state of the art facility giving voluntary price reductions to ensure that the project would proceed.)

- Site elevations/grading modifications.
- Changing pavement types (pervious to impervious).
- Reduction in sidewalk widths by one foot (all sidewalks will still be at least five feet wide).
- Change in finished material and percentage of recycled content.
- Minor plumbing and mechanical system changes.
- Alternate lighting packages.

These changes added to a total cost savings of \$1,975,718 bringing the total recommended contract amount with Matthews Construction to \$18,724,282.

County Manager David Dear spoke regarding financing of the LeGrand Center. The overall cost of the LeGrand Center (including permitting, architect fees, etc.) will be \$20.1Million. In 2008, Commissioners entered into a three way partnership with the Cleveland County Board of Education and Cleveland Community College (*Clerks Note: see minutes of October 15, 2008*). At an overall cost of \$20.1M, each entity would be expected to contribute \$6.7 M to this project. At the October 15, 2008 joint meeting, each entity committed to initially invest \$1M leaving \$5.7M to be borrowed. Cleveland County has applied for Qualified School Construction Bonds (QSCB) and Recovery Zone Economic Development Bonds (RZEDB) as financing options. The interest rate on these bonds is expected to be between 2.0% and 2.5%. Mr. Dear explained that the debt service per entity per year is expected to be approximately \$441,000 should the county finance using QSCB. An application has been submitted and the county should receive confirmation next week. The debt service per entity per year is expected to be approximately \$466,000 should the county finance using RZEDB. Eligibility for RZEDB expired on August 12th forcing Commissioners to take action on application for these bonds at their August 3, 2010 regular meeting. In the motion, Commissioners approved the financing pending approval by the Board of Education and the Cleveland Community College Foundation. Also, included in the motion, was approval of the contract to Matthews Construction contingent upon approval by the Board of Education and the Cleveland Community College Foundation.

Cleveland County Board of Education took action to approve financing of the LeGrand Center followed by the same action by the Cleveland Community College Foundation.

ADJOURN

There being no further business to come before the Board at this time, Mary Accor made the motion, seconded by Ronnie Hawkins and unanimously adopted by the board, *to adjourn*. The next

regular meeting of the Commission is scheduled for *Tuesday, September 6, 2010* in the Commission Chamber.

*Rebecca Jo Powell Boggs, Chairwoman
Cleveland County Board of Commissioners*

*Kerri Melton, Clerk
Cleveland County Board of Commissioners*