

POC MEETING

31 January 2024

Meeting was called to order at 2 PM at the Pamlico library. Attendees were Dr. Joshua Rose, Doug Brinson, Ben Bowditch, Kat Clowers, Rich Bartz, Sidney Phibbons, Bonnie Cap, Mary Hiatt, and Chris Walker.

The 01 Nov 2023 memo concerning the POC meeting was approved. Motion made by Doug Brinson and seconded by Dr. Rose.

Rich Bartz reviewed the current status of revenue and expenses as it pertains to the new library project. Kat Clowers indicated that the CPRL pledge for \$30,000 was to be used for furnishings and other items in the programming department and not for the construction. This reduced the available resources available for the project accordingly, i.e. \$43,363 reduced to \$13,363. FOL Insurance is not required and will be handled by the contractor. First Citizens can offer a Line of Credit for 6.25 – 7.5% interest for one year if needed.

A review of the three contractor bids indicated that Group III Management was the low bidder but was not recommended because of their failure to acknowledge any of the architect's addenda and their past performance history. Muter Construction was the highest bidder by \$869,000 which is more than FOL's available funding. Waters Contracting Company is well known to the Walker Group Architecture, is based in Morehead City, and is currently on contract for the renovation of the New Bern library. Rich Bartz made a motion to approve Waters Contracting Company as the winning contractor and it was seconded by Dr. Rose. The motion was unanimously approved. Chris Walker will notify the contractors of the decision and prepare the contract. Dr. Rose, Executive Director of the FOL, agreed to sign the contract.

Each of the nine alternates was discussed in detail and alternates 2, 4, 6 and 7 were selected for execution by the prime contractor. This amounted to an additional \$56,600 and will mean FOL needs to collect approximately \$43,000 additional funds within the year. This was not considered an insurmountable issue by the POC. Dr. Rose asked if the alternates could be removed from the contract once selected and Chris Walker indicated that they could be removed. Sidney Phibbons then asked if there is a penalty for selecting alternates and then removing them later. Chris answered that there would not be any such penalty. Kat Clowers made a motion to add alternates 2, 4, 6 and 7 to the contract while pursuing the execution of the remaining alternates in other ways. This motion was seconded by Ben Bowditch.

Analysis and decision of the nine alternates follows:

Alternate 1 – Sign: NO. The sign was previously bid by a Florida manufacturer for approximately \$20,000 including installation. The basic construction contract includes a base and electricity for the sign.

Alternate 2 – Decks: YES. \$9,400.

Alternate 3 – Switch: NO. Previous experience with local construction projects indicated this could be done much cheaper. Additionally, the backup generator would cost approximately \$50,000 and is not yet programmed. Usage is questionable since the new library is on the main Duke Energy line running into Pamlico County and has been restored quickly in the past when it was disrupted.

Alternate 4 – Canopy: YES. \$16,500.

Alternate 5 – Carport: NO. This 18' x 20' metal carport can be obtained later and cheaper.

Alternate 6 – Rain Capture: YES. \$2,500.

Alternate 7 – Annex Pad: YES. \$28,200.

Alternate 8 – Glaze: NO. This feature could be done later and cheaper.

Alternate 9 – Fire Alarm: NO. There is no code requirement for this size facility or occupancy load numbers cited of less than 300. Chris confirmed this after the meeting with Ray Bennett at the county building inspection office. See separate email of 31 Jan 2024. Additionally, local experience with similar fire alert systems suggest that the feature could be provided at a much cheaper cost.

The additional funds to complete the project as agreed above could be accommodated with additional community and business donations and potentially the unused 5% contingency amount that will be better known near the end of the contract in 2025.

Doug Brinson will follow-up with Tyler Hardison so that the cooler/freezer unit will be removed before the contractor starts his work. Bonnie Cap is pursuing the removal of the last shed as well.

The meeting was adjourned at 3 PM.