

Town of Montreat
Board of Commissioners
Town Council – Special Meeting
August 27, 2018
Walkup Building

Board members present: Mayor Tim Helms
Mayor Pro Tem Kent Otto
Commissioner Kitty Fouche
Commissioner Bill Gilliland
Commissioner Tom Widmer

Board members absent: Commissioner Alice Lentz

Town staff present: Alex Carmichael, Town Administrator
Tee Anderson

Approximately 20 members of the public were also present. Mayor Helms called the meeting to order at 5:00 p.m., and held a moment of silence.

Agenda Approval

Mayor Helms explained the purpose of this meeting is to interview the candidates for the Town Hall Design-Build project. Commissioner Widmer motioned to adopt the agenda, Commissioner Gilliland seconded, motion carried 4/0.

Old Business

None.

Public Comment

Mary Standaert expressed concerned that two of the RFQ bidders – Mr. Legerton and Mr. Burns spoke publicly against the Florida Terrace site which ultimately resulted in the Town being sued.

New Business

The first presenter was H & M Constructors in partnership with Wade Burns, Architect. Following the presentation, Commissioners asked questions pertaining to various aspects of the firm and what they presented.

Mayor Pro Tem Otto inquired about the relationship between the contractor and the architect. Mayor Helms wanted to know if the company can fulfill scheduled timeline. Commissioner Fouche reminded the group that the new building must have civic qualities and a sense of welcoming. Commissioner Widmer addressed the contractor/project manager regarding their experience with smaller scale projects and their interests in taking on a small project.

The second presenter was Frank L. Blum Construction Company in conjunction with John Legerton, Architect. Following the presentation, the Commission asked questions pertaining to various aspects of the firm and what they presented.

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Commissioner Fouche asked about the working relationship between Frank L. Blum Construction and John Legerton, Architect. Mayor Pro Tem Otto inquired about the timeframe and how this project will fit into their schedule. Additionally, Commissioner Widmer wondered how many other projects this firm would be tied to during the construction of the new Town Hall. Mayor Helms inquired about aesthetics and how Montreat fits in with a company who is used to constructing larger buildings. In addition, Mayor Helms asked how the company feels about public input from the residents on this project. Commissioner Fouche expressed concern over the project being sustainable and environmentally sensitive during construction and upon completion.

The third and final presentation was Sineath Construction and Maury Hurt, Architect. Following the presentation, Commissioners asked questions pertaining to various aspects of the firm and what they presented.

Mayor Pro Tem Otto expressed concern on the timeframe and how a 3500 sq. ft. project would fit in with a smaller company in regards to the amount of attention that would be given to this project. Commissioner Widmer inquired about a full-time project manager, and if the firm has collaborated on any other commercial projects in the past. Mayor Helms wanted to distinguish a Town Hall as opposed to an office building, and asked how the company would approach that distinction. Commissioner Fouche asked how the company would handle public input from the residents on this project; in addition to the structural concerns of the lot where construction will take place. Mayor Helms asked if the one year timeline would be realistic for the firm to complete the project considering the winter months and possible delays. Commissioner Widmer asked in addition to this project, how many other projects would the firm undertake at the same time.

At the end of all presentations, Commissioner Fouche motioned to assign a ranking of:

- 1 –Sineath Construction and Hurt Architecture
- 2- Frank L. Blum and Legerton Architects
- 3- H & M Constructors and Wade Burns Architect

The motion was seconded by Mayor Pro Tem Otto; Commissioner Gilliland opposed, but the motion carried 3/1.

Commissioner Gilliland moved to authorize the Mayor and Town Administrator to enter into negotiation for a contract at a fair and reasonable price to design and build the Town Hall as authorized by G.S 143-128.1A, with the highest ranked design-build bidder. If negotiations with the highest-ranked respondent are not successful, the Mayor and Town Administrator may initiate negotiations with the second-highest ranked and so on, until the Town either rejects all

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proposals or selects a design-builder with whom to contract. Commissioner Widmer seconded. The motion carried 4/0.

Public Comment on Other Topics

Mary Standaert thanked the council and staff for helping with the project and noted concern about the address issue in hopes that it will be resolved soon.

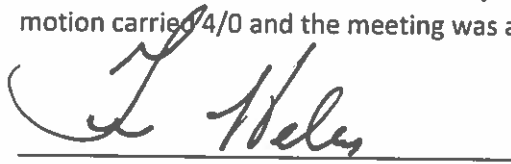
Resident Bill Cochran at 109 Mecklenburg Circle expressed concern over the potential noise caused by the Town Hall construction.

Resident Bill Straughan of 122 East Nesbit Terrace spoke about taking into account the fire-power it will take to get a project done in short amount of time. He also expressed that the contractors and architects in the larger firms have all worked with multiple people, and the Commission should not be concerned over those relationships.

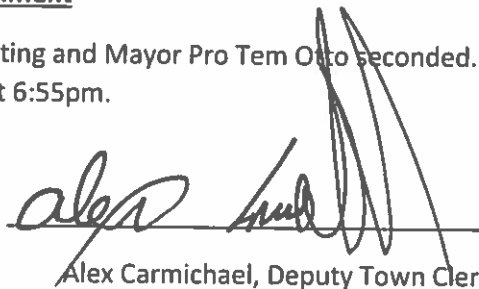
Resident Jim McNair asked if there was guaranteed maximum price or a cost-plus design in place and explained the pros and cons of each option.

Adjournment

Commissioner Gilliland motioned to adjourn the meeting and Mayor Pro Tem Otto seconded. The motion carried 4/0 and the meeting was adjourned at 6:55pm.



Tim Helms, Mayor



Alex Carmichael, Deputy Town Clerk