



Incorporated 1927

Town of Lake Lure

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MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL HELD TUESDAY, SEPTEMBER 20, 1994, 6:30 P.M. AT THE LAKE LURE COMMUNITY CENTER

PRESENT: Mayor Max E. Lehner
Mayor Pro-tem Bud Schichtel
Commissioner Bill Bush
Commissioner Bill Church

Paul Wilson, Interim Town Manager

ABSENT: None

CALL TO ORDER

Mayor Lehner called the meeting to order at approximately 6:30 p.m.

INVOCATION

Commissioner Church gave the invocation.

REVIEW PLANS FOR NEW GOVERNMENT CENTER

Mayor Lehner stated the purpose of this meeting was to have adequate time to discuss the New Government Center.

Architect Carroll Hughes, President of Spaceplan Architects, introduced himself and the Building Designer Michael McDonough.

Mr. Hughes explained the bidding climate to Council and presented the following list of potential bidders for Lake Lure Government Center.

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General

Hunter Construction -- Spruce Pine, NC
Stanford Enterprises -- Rutherfordton, NC
Gerald Payne Construction -- Asheville, NC
Buncombe Construction -- Asheville, NC
Triangle Contractors -- Morganton, NC
H & M Construction -- Asheville, NC
GEM Constructors -- Marion, NC

PLUMBING

Hoyle Plumbing -- Shelby, NC
Bolton Corp. -- Asheville, NC

HVAC

Bolton Corp -- Asheville, NC
Pyatt Heating -- Marion, NC
Waldrop Heating & Air -- Spartanburg, SC
Martin Heating -- Hendersonville, NC

ELECTRICAL (Called, but plans not pick-up as of yet)

Hays & Lunsford -- Asheville, NC
Hendersonville Electric -- Hendersonville, NC

Mr. Hughes said that the construction industry in our area is in "high gear" and that many jobs are being rebid because of a lack of bidders. Costs have increased moderately, but most area contractors do not have enough personnel to estimate a new project, nor supervisory personnel to manage. In many cases, contractors have reached their maximum bonding potential. Common laborers are in shortage and the few that are available are less desirable.

Mr. Hughes explained that the General Statutes require that you advertise for multiple-prime contracts and said that they were doing this as well as advertising for single-prime contracts. If fewer than three (3) are received in any one category, that portion must be re-advertised after a seven (7) day, minimum, re-advertising period. Then, we can open any category which has at least one bidder.

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Mr. Hughes said that the Town has flexibility in the bid prices, flexibility in the number of bidders interested, but no ability to change the schedule.

Mr. Hughes announced that the sealed bids will be received by the Town of Lake Lure in the Town Hall up to 3:00 p.m., Thursday, September 29, 1994, and shall be immediately opened publicly and read aloud. He also stated that no bids may be withdrawn or modified after bids have been opened, for a period of forty-five (45) days, except as provided in N.C. General Statute section 143-129.1.

Mr. Hughes requested that Council have an attorney present at the bid opening and be prepared to answer any legal questions that might come up. He also requested that an official accurate clock be designated for the bid opening and make sure the time has been verified.

Michael McDonough reviewed with Council a list of unfinished items which needed to be addressed.

Mr. McDonough requested that a meeting be set up with the Police Department and Town Hall Administration for the purpose of going over provisions for special wiring and outlet requirements needed for the computer systems in the New Government Center. Commissioner Bush agreed to set up a meeting with Mr. McDonough as requested.

Carroll Hughes recommended the bidding of the emergency generator be considered as an add-alternate. He also mentioned other items that may be considered add-alternate items such as the flag poles and new signs for the government center.

Michael McDonough mentioned the problem of Duke Power not returning calls on a timely manner regarding the site lighting. Mayor Lehner recommended that Interim Town Manager Paul Wilson contact Duke Power asking for the needed information and have them to call Spaceplan .

Mayor Lehner invited Council members to each give their input on what changes or needs to the New Government Center.

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Mayor Lehner received comments from Council members as to whether or not the sprinkler system should be included in the New Government Center. Commissioner Donovan and Commissioner Schichtel spoke in favor of having the sprinkler system and explained the reasons why they thought there was a significant need for it. Commissioner Donovan stated that the Fire Marshall Ken Sims highly recommended a sprinkler system and could not understand why we would not want to install one in our new building. Commissioner Bush and Commissioner Church recommended that a study should be done to determine how we can provide adequate water for the system and how much it would cost before making a final decision.

Hugo Moirano, resident of Lake Lure, spoke on behalf of other citizens expressing their concern for the need of a sprinkler system. Mr. Moirano stated that it would be a terrible mistake to not install a system and said that Councils goal should be directed toward safety and should consider the liabilities.

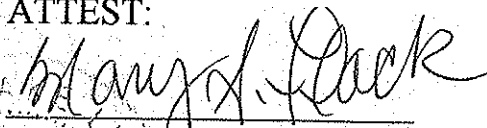
Architect Carroll Hughes stated that there were no State codes requiring a sprinkler system in this new building. Mr. Hughes recommended that Council not delay the bid process already in effect and to make a final decision after the study.

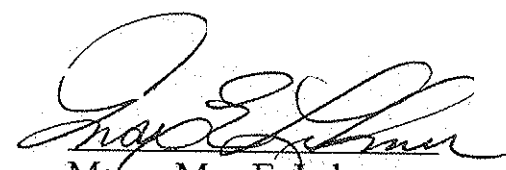
After much discussion, it was the consensus of Council to request Interim Town Manager Paul Wilson and Architect Carroll Hughes to do a study on the sprinkler system for the New Government Center and report back to Council how to provide adequate water and what the cost will be to add this system.

COUNCIL COMMENTS

With no further items of discussion, Commissioner Bush moved, seconded by Commissioner Donovan, to adjourn the Council meeting at approximately 9:00 p.m. The vote of approval was unanimous.

ATTEST:


Mary A. Flack, CMC/AAE
Town Clerk


Mayor Max E. Lehner

