

**Town of Swansboro**  
**Emergency Operations Center Committee**  
**November 9, 2022, Regular Meeting**

In attendance: Paula Webb, David Degnan, Dwayne Taylor, Brenda Pugliese, Andrea Correll, Commissioner Larry Philpott, Commissioner Jeff Conaway, Roy Herrick, Ed McHale, and Junior Freeman. Jonathan McDaniel Laurent Meilleur, and Dusty Rhodes were absent.

\*\*\*\*\*

**Call to Order**

The meeting was called to order at 3:00 pm.

**Minute Adoption**

On a motion by Mr. Herrick seconded by Mr. Taylor the minutes for July 27, 2022, Regular Meeting and July 27, 2022, Closed Session were adopted unanimously.

**Public Safety Building/Emergency Operations Center Consultant**

Commissioner Philpott reviewed that the Committee recommended Becker Morgan as its top selection for the PSB/EOC Consultant at its October 26, 2022, meeting. In addition, the committee asked staff to inquire further into consultant costs.

In conversation with all three firms, all three firms are fully aware of the \$6 million dollar budget. Although trends indicate that construction costs may be coming down, the current construction costs is \$425 – 450/sq ft. All have experience in conducting feasibility studies and/or developing master plans.

Becker Morgan's feasibility cost are typically \$15-25K, dependent on a few things

- whether we already have a property survey and which budget pays for it,
- whether we have any tricky or complex site matters – DOT, Duke, regional stormwater, zoning irregularities, etc. The more players we need to engage the higher the fee.
- the number of options needing study.

Becker Morgan further indicated they could complete a feasibility study in 30-45 days and project design costs were then ranging from 7-9% of the estimated construction costs.

Davis Kane's feasibility costs were typically \$12,000 - 15,000, generally based on the estimated effort they anticipate a project taking to complete, and not so much a percentage of construction cost. They estimate the feasibility study taking up to 6 weeks. Project design costs ranged from 8-10% of the estimated construction costs.

Oakley Collier shared that they typically wrap the feasibility costs into the 10% estimated construction cost and estimate a 12-week turn around for the study.

On a motion by Commissioner Conaway, seconded by Mr. Degnan, Becker Morgan was reaffirmed as the consultant for the PSB/EOC Project completing one of the committee's tasks

to provide a consultant recommendation as provided for in the Emergency Management Committee Action Plan.

### **Board Comments**

Several board members agreed that this project would exceed the budgeted \$6 million and that grants should be considered for additional funds.

The next regular meeting for November 23, 2022 was cancelled, as there would be no further business to address until Becker Morgan was approved by the Board of Commissioners as consultant.

### **Adjournment**

The meeting adjourned at 3:22 pm.