



Emergency Operations Center Committee

Meeting Agenda

February 8, 2023 – 3:00 pm

Call to Order

Minute Adoption

November 9, 2022 Regular meeting

January 11, 2023 Regular Meeting

Becker Morgan Feasibility Study Update

Adjournment

Next Meeting Date/Time: February 22, 2023 @ 3:00 pm

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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.

Town of Swansboro
Emergency Operations Center Committee
January 11, 2023, Regular Meeting

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

Call to Order

The meeting was called to order at 3:03 pm.

Minute Adoption

On a motion by Mr. Herrick, seconded by Mr. Taylor the September 14, 2022, Regular Meeting Minutes and October 26, 2022, Regular Meeting Minutes were adopted unanimously.

Becker Morgan Feasibility Study

Principal/Vice President of Becker Morgan, Ernie Olds, introduced himself and provided a background history of the firm. He further introduced Brice Reid, also in attendance, as the project manager.

Mr. Olds reviewed that the project scope would include researching the options of a dual-use facility, public-safety center, and a regional center. He reviewed the following anticipated concerns:

- Flood elevations (new regulations)
- Wind speed accommodations (increased design pressures)
- Requirements/standards to enhancing facility construction (Category IV per Chapter 16 of NC building code)
- Construction costs and funding challenges
- Building/Site Layout
- Integration of operations with other components of local public safety service

To begin the study Mr. Old indicated that the following details/documentation would be needed:

- Utility provider details for the area
- Surveys of the available properties
- Building plans from past renovations for Town Hall and the Public Safety Building

In response to inquiries from the Board, Mr. Olds shared that it was anticipated for a final deliverable of the feasibility study could be made withing 90 to 120 days, and that an initial assessment could be completed within a couple of weeks possibly in time for the next meeting on January 25, 2023. He indicated he would provide an update on progress to determine the need for that meeting.

Adjournment

The meeting adjourned at 4:35 pm.