

**TOWN OF VALDESE  
TOWN COUNCIL SPECIAL MEETING  
JANUARY 31, 2019**

The Town of Valdese Town Council met on Thursday, January 31, 2019, at 5:30 p.m., at the Valdese Fire and Police Department, 121 Faet Street SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Manager Seth Eckard, Deputy, Deputy Town Clerk Courtney Kennedy, and various department heads.

Absent: Councilwoman Susan Stevenson.

A quorum was present.

Mayor Black called the meeting to order at 5:30 p.m. at the Valdese Fire and Police Department. Mr. Black stated that this was a Special Called Council Meeting to tour the facility with town staff and engineers. Structural Engineer Michael Alberto led a tour of the facility; identifying issues throughout the building. At 5:57 p.m. Councilman Ogle made a motion to recess the meeting to 6:00 p.m. in the Waldensian Room at Old Rock School, 400 Main Street W, Valdese; seconded by Councilwoman Hildebran. The vote was unanimous.

Mayor Black reconvened the meeting at 6:00 p.m. at Old Rock School. Mr. Black informed the audience that public comments would be taken at the end of the meeting.

**PUBLIC SAFETY BUILDING PRESENTATION:** Benjie Thomas of West Consultants, PLLC; Structural Engineer C. Michael Alberto; and Bob Smith of Talley & Smith Architecture, Inc. provided the following presentation:



**C. MICHAEL ALBERTO, III, P. E., PLLC**  
STRUCTURAL ENGINEER  
580 20<sup>TH</sup> AVENUE COURT NW, HICKORY, NC 28601



**VALDESE PUBLIC SAFETY BUILDING STUDY**  
January 31, 2019



**PUBLIC SAFETY BUILDING  
Structural Issues and Building Options  
TOWN OF VALDESE  
Fire and Police Departments**

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Presentation Contents

1. Structural Inspection and Other Issues.
2. Primary Options
3. Estimated Costs of Options

**PUBLIC SAFETY BUILDING  
Structural Issues and Building Options  
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Structural Building Inspection

1. The building exhibits severe corrosion and masonry cracking with significant loss of structural integrity attributable to water infiltration, building expansion, and building contraction forces.
2. Some of the deterioration mechanisms are common, but are exacerbated by the age and type of construction of the structure.



Old Town Hall  
Wing of Building  
*Cracks in load bearing  
masonry block walls.*



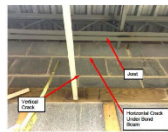
*Vertical cracks in mortar  
joints and through middle  
of block.*

**PUBLIC SAFETY BUILDING  
Structural Issues and Building Options  
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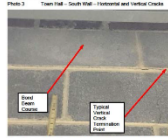


Structural Building Inspection

3. The loss of structural integrity represents an elevated risk to occupant life safety and operational readiness, the damage is beyond the acceptable limits for an essential services facility.



Old Town Hall  
Wing of Building  
*Cracks extend up to  
masonry block bond  
beam.*



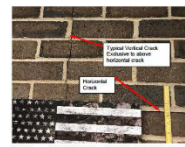
*Horizontal cracks occur at  
bottom of masonry bond  
beams, separating bond  
beams from supporting  
walls.*

**PUBLIC SAFETY BUILDING  
Structural Issues and Building Options  
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Structural Building Inspection

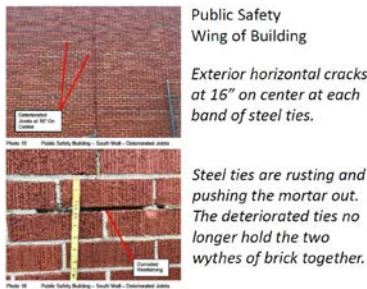
4. Building replacement or permanent repairs are required.
5. If a new facility is the selected option, temporary shoring is recommended to mitigate risk between now and completion of a new building.



Public Safety  
Wing of Building  
*Vertical and horizontal  
cracks in load bearing  
double wythe brick wall.*



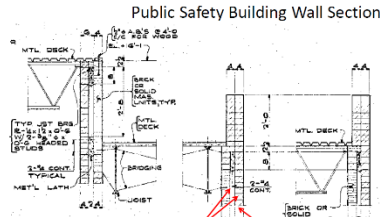
*Some vertical cracks run  
full height of wall on  
interior of building.*



Public Safety Wing of Building

Exterior horizontal cracks at 16" on center at each band of steel ties.

Steel ties are rusting and pushing the mortar out. The deteriorated ties no longer hold the two wythes of brick together.



The deteriorated steel ties no longer hold the two wythes of brick together. Each wythe of wall is bowing out away from each other.

**PUBLIC SAFETY BUILDING**  
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TOWN OF VALDESE  
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Other Considerations

- Building is not suited to current operational requirements for a Fire and Police Department.
- Walls have only 2" of insulation (maybe R10).
- Building does not comply with current ADA standards.
- Electrical and mechanical systems are outdated and are not energy efficient.
- Asbestos containing materials must be removed.

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Other Considerations (continued)

- Building does not meet current "essential facility" standards. (Structural design, seismic, and wind loads.)
- Sleeping quarters do not comply with current fire safety codes. (No sprinkler system.)
- Truck Bay doors are 12'w x 12'h, need to be 12'w x 14'h. A ladder truck will not fit inside building.

**PUBLIC SAFETY BUILDING**  
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3. Build a new facility that complies with current building and life safety codes, and that meets current Fire and Police Department operational and essential facility standards.

*A new facility can be designed to meet current operational needs, and provide flexibility for future changes. Can meet essential facility, building code, life safety, energy efficiency, and ADA standards.*

**PUBLIC SAFETY BUILDING**  
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Primary Options

1. Repair the existing building. Limit renovations and updates to only the work necessary for continued use.

*Does not address operational issues. Significant maintenance will be necessary. Continued use of the building is limited without future significant improvements.*

Probable Construction Costs for Options

1. Structural Repairs to Building----- \$1,200,000
  - 1a. Maintenance & Repairs (15-20yrs)----- \$740,000
  1. + 1a. Structural and Ongoing Maint.--- \$1,940,000
- Includes reroofing, repaving, HVAC, asbestos abatement, painting, and other ongoing maintenance and repairs that will be required.*
2. Repair/Fully Renovate Building ----- \$4,850,000
- Structural repairs and complete renovation (new finishes, lights, HVAC, etc.)*
3. New Construction, 17,094 SF ----- \$5,700,000
- Same SF as renovation*
- 3a. New Construction, 23,500 SF ----- \$7,810,000
- Recommended SF*
- New construction on new site. Includes demo cost of existing PS building.*
4. Temporary Shoring/Repairs ----- \$200,000

*Costs include A/E fees and sitework (if applicable), but do not include new furniture.*

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2. Repair and full renovation of the existing building with the goal of gaining another 25 years of use.

*Can address most operational issues, improve insulation, energy efficiency, and ADA issues. Cannot add truck bays or increase height of bay doors. A sprinkler system and elevator will have to be added to the building.*



**C. MICHAEL ALBERTO, III, P. E., PLLC**  
STRUCTURAL ENGINEER  
580 20TH AVENUE COURT NW, HICKORY, NC 28601



**TALLEY & SMITH ARCHITECTURE, INC.**  
SHELBY NORTH CAROLINA  
100 BUCKINGHAM DRIVE, 704-487-7002  
400 E. NARBONNE ST. (25155)

VALDESE PUBLIC SAFETY BUILDING STUDY  
January 31, 2019

Town Manager Seth Eckard presented the following financing options:

Repair Building		New Construction (same size)	
Loan Amount	\$1,456,000	Loan Amount	\$5,550,000
Rate	4%	Rate	4%
Years	15	Years	40
<b>Debt Service</b>	<b>\$132,000</b>	<b>Debt Service</b>	<b>\$284,000</b>
Repair & Renovate Building		New Construction (+6,500 SF)	
Loan Amount	\$4,300,000	Loan Amount	\$7,610,000
Rate	4%	Rate	4%
Years	40	Years	40
<b>Debt Service</b>	<b>\$220,000</b>	<b>Debt Service</b>	<b>\$389,000</b>

Mr. Eckard informed Council that the aforementioned financing options do not include the cost of demolition of the old town hall building; however, the numbers presented by Mr. Thomas reflect that cost. Mr. Eckard shared that there are not any grants available for a police or fire station at this time.

**OPEN FORUM/PUBLIC COMMENT:**

**GLENN HARVEY, 404 LOUISE AVE, VALDESE:** Mr. Harvey expressed his concerns about the lack of trend line data and trends for the future. Mr. Harvey would like to see data that identifies population trends, tax base, number of fires, what kind of fires and what equipment was required, what equipment was needed that the Town didn't have, how many arrests a year, does the Town need the current staffing levels for police and fire, along with other critical information before Council makes a decision. Mayor Black informed

Mr. Harvey that the Western Piedmont Council of Governments creates annual reports that identify a significant amount of this information. Town Manager Seth Eckard shared that each month, the fire department presents a report to Council in the agenda packet that identifies the monthly activity in the department.

**ADJOURNMENT:** At 7:18 p.m., there being no further business to come before Council, Mayor Black declared the meeting adjourned.

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Town Clerk  
ck

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Mayor