

CONTRACT ROUTING FORM

1. Complete the information below BEFORE printing and completing items 2 through 7. Items in red are required.

Department: Facilities/Maintenance

Department contract file name (use effective date): Hobbs_1910_20240227

Project Code: Click here to enter text.

Contract type: Agreement

Contracted Services/Goods: Space Needs Study/Master Plan

Contract Component: Master

Change Order Number/Addendum Number:

Vendor Name: Hobbs Architects

Effective Date: 02/29/2024

Approved by: County Manager

Date approved by the BOC: 02/19/2024

Ending Date: Click here to enter a date.

Total Amount: \$222,000.00

Please Return Contract to:

Name: Brian Stevens

Email:

brian.stevens@chathamcountync.gov

Special Instructions for Clerks Office:

2. Department Head or his/her designee has read the contract in its entirety.

By:  (Department Head signature required)

3. County Attorney has reviewed and approved the contract

County Attorney has reviewed and rejects the contract Reason: _____

This is an automatic renewal and does not require approval from the County Attorney: Yes No



If this box is checked the County Attorney's Office has reviewed the contract but has not made needed changes to protect the County because the contract is a sole source contract and the services required by the County are not available from another vendor.

4. Technical/MIS Advisor has reviewed the contract if applicable. Yes No

5. Vendor has signed the contract. Yes No

6. A budget amendment is necessary before approval. Yes No

If budget amendment is necessary, please attach to this form.

7. Approval

Requires approval by the BOC - contracts over \$100,000.00. Follow Board submission guidelines.

Requires approval by the Manager – contracts \$100,000 or less.

8. Submit to Clerk.

Clerk's Office Only

Finance Officer has signed the contract

The Finance Officer is not required to sign the contract

NORTH CAROLINA

CHATHAM COUNTY

AGREEMENT FOR GOODS AND/OR SERVICES

THIS AGREEMENT FOR GOODS AND/OR SERVICES (this "Agreement"), made and entered into this _____ day of February, 2024 by Chatham County, a corporate and body politic of the State of North Carolina (the "County") and Hobbs Architects (the "Contractor"). Either the County or the Contractor may be referred to herein as a "Party" or collectively as the "Parties."

WHEREAS, the Contractor has agreed to provide goods and/or services as hereinafter set forth in a professional manner in accordance with the standards of Contractor's business or industry, and

WHEREAS, the County wishes to enter into an Agreement with Contractor to provide the goods and/or services specified in Appendix 1, Scope of Work, attached hereto and incorporated herein by reference and made an integral part of this Agreement.

NOW THEREFORE, in consideration of the premises and mutual agreement described below, the Parties agree as follows:

1. **Term of Agreement:** The term of this Agreement shall commence on March 4, 2024, and end on September 27, 2024, unless terminated hereinafter set forth.
2. **Scope of Service:** The Contractor shall provide to the County the goods and/or service (the "Services") set forth in the "Scope of Work" attached hereto as Appendix 1.
3. **Compensation:** As compensation for the Services to be provided by the County, the County shall pay the Contractor the sum of \$222,000.00, payable within thirty (30) days from receipt of proper invoice and proper documentation that the goods/services have been delivered or provided in accordance with this Agreement or as otherwise set forth in Appendix 1.
4. **Insurance:** Contractor shall maintain insurance policies as shown in Appendix B for the entire term of this Agreement as well as any subsequent amendments.

All insurance policies shall be issued by companies authorized to do business under the laws of the State of North Carolina and shall be rated not less than "A" by A.M. Best and Company. Contractors shall furnish Certificates of Insurance to the County, *naming the County as an additional insured*, prior to the commencement of Services. The certificates shall clearly indicate that Contractor has obtained insurance of the type, amount, and classifications as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the County. Compliance with the foregoing requirements shall not relieve Contractor from any liability or obligations under this Agreement.

The County requires all that all contractors carry workers' compensation insurance. The County recognizes that contractors with fewer than three employees are not statutorily required to carry said insurance. The County reserves the right to waive the requirement to carry workers' compensation insurance on a case-by-case basis. If the contractor's status changes during the term of an agreement and worker's compensation insurance becomes statutorily required, the contractor must provide proof of said coverage to the County.

5. **Confidentiality:** All proprietary data and information, if any, furnished to Contractor by the County shall be regarded as confidential, shall remain the sole property of the County and shall be held in confidence and safekeeping by Contractor for the sole use of the County and Contractor under the terms of this Agreement. Contractor agrees that its officers, employees, and agents will not disclose to any person, firm, or entity other than the County or its designated legal counsel, accountants, or practice management consultants any confidential information about the County. Contractor agrees to carry out its obligations to the County in compliance with all privacy and security regulations required by law.

6. Intellectual Property Owned by Contractor: This Agreement is subject to the North Carolina public records law and may be released upon request. Not all "Trade Secrets" will qualify as protected under N.C.G.S. §132-1.2 and 66-152.
7. Status of Parties: Nothing contained in this Agreement shall be construed as establishing a partnership or joint venture relationship between Contractor and the County. Contractor and its employees and representatives are independent contractors, solely responsible for its or their performance under this Agreement and shall have no legal authority to bind the County.
8. Assignment and Subcontracting: Neither this Agreement nor any rights or obligations hereunder shall be subcontracted, assigned, or delegated by Contractor without prior written consent of the County, which consent may be withheld in the County's sole discretion.
9. Binding Effect: This Agreement shall be binding upon the Parties hereto, their heirs, administrators, executors, successors and assigns, if such assignment has been approved by the County.
10. Notices: Any notice or other communication required or permitted under this Agreement shall be in writing and shall be deemed to have been given on the date delivered personally or deposited in the United States Postal Service, certified mail, return receipt requested, with adequate postage affixed, address as follows:

Chatham County
Attn: County Manager
Post Office Box 1809
Pittsboro, North Carolina
919.542.8200

Hobbs Architects
Attn: Taylor Hobbs
159 W. Salisbury Street
Pittsboro, NC, 27312
919-545-2004
thobbs@hobbsarchitects.com

11. Governing Law: This Agreement and the rights and obligations to the Parties hereunder shall be construed and governed by the laws of the State of North Carolina, and the venue for any proceedings arising hereunder shall be in the state court of appropriate jurisdiction located in Chatham County, North Carolina.
12. Modifications: This Agreement may be amended or modified only by the mutual written consent of the Parties. A modification is not enforceable against the County unless it is signed by the County Manager or other duly authorized official.
13. Entire Agreement: This Agreement contains the entire agreement between the Parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties or understandings, written or oral expressed or implied, between the Parties, other than as set forth or referenced in this Agreement.
14. Waiver: A waiver of any provision of this Agreement must be in writing, designated as such, and signed by the Party against whom enforcement of the waiver is sought. The waiver of a breach of any provisions of this Agreement shall not operate or be construed as waiver of subsequent or other breach thereof.
15. Termination: This Agreement may be terminated as follows:
 - a. Cause: If the services provided by Contractor under this Agreement are not performed as specified herein, this Agreement may be terminated by the County for cause. Grounds for termination for cause shall include, but not be limited to, the following:
 - i. Failure to respond to reasonable requests from the County to provide the Services covered by this Agreement.
 - ii. Failure to properly recycle any electronic equipment as specified in Article 9, Chapter 130A of the North Carolina General Statute, or failure to comply with any statutory requirement included in the formal bid request, as provided in the bid packet, which bid packet is incorporated herein by reference.


- iii. Failure to maintain the insurance required by this Agreement.
 - iv. Charging rates or fees in excess of those permitted under this Agreement.
 - v. Inefficient, or unsafe practices in providing Services.
 - vi. The material breach of any provision of this Agreement.
- b. Convenience: The County reserves the right to terminate this Agreement upon thirty (30) days prior written notice to Contractor for any reason deemed by the County to serve the public interest. This termination for convenience will not be made when termination is authorized under any other provision of this Agreement. In the event of such termination, the County shall pay the Contractor its costs directly attributable to those Services received by the County prior to termination that meet the requirements of this Agreement. Provided however, that no costs will be paid to the Contractor that are recoverable in the Contractor's normal course of doing business. The County is not liable for the loss of any profits anticipated to be made hereunder, nor for any special, consequential, or similar damage.
16. **Annual Appropriations and Funding:** This Agreement is subject to the annual appropriation of funds by the Chatham County Board of Commissioners. Notwithstanding any provision herein to the contrary, in the event that funds are not appropriated for this Agreement, the County shall be entitled to immediately terminate this Agreement, without penalty or liability, except the payment for all Services satisfactorily provided under this Agreement up to and through the Contractor's receipt of notice of termination.
17. **Indemnity:** Contractor agrees to indemnify and hold harmless, the County, its officers, agents, servants, and employees from an all claims, actions, lawsuits, losses, damages, expenses, judgments or liabilities of any kind whatsoever (including without limitation, cost of defense and attorney fees) suffered by the County and proximately caused by an act or omission of Contractor, its subcontractors, agents, or employees.
18. **State and Federal Requirements:** By signing this Agreement, Contractor certifies that (*if applicable*) Contractor, and any of Contractor's subcontractor are in compliance with State and Federal laws, including any divestment list by the NC State Treasurer, and Federal or State debarment or suspension lists. The County Terms and Conditions are incorporated herein, made an integral part of this Agreement, and may be found at the County's web site: <http://www.chathamcountync.gov/finance>. A hard copy of the Terms and Conditions is available upon request.
19. **Controlling Document:** In the event of any conflict between this Agreement and any document, instrument, or other agreement prepared or provided by Contractor (including, without limitation, Contractor's purchase orders, invoices and warranties), the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties have executed this Agreement in their official capacities with legal authority to do so.

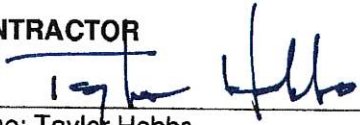
CHATHAM COUNTY

By:  2/29/2024
 Dan LaMontagne, County Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.


 Roy Lynch, Finance Director

CONTRACTOR

By:  2.22.2024
 Name: Taylor Hobbs
 Title: Principal

APPENDIX 1

SCOPE OF WORK: Development of Space Needs Study/Master Plan

PROJECT NAME: Chatham County Space Needs Study/Master Plan

SCOPE OF SERVICES: Review current space use for all County departments and develop a space needs study identifying issue and best use of existing facilities and then recommend a Master Plan for use of the existing facilities and the expansion out to the County property near the intersection of Hwy 64 West and Renaissance Drive.

TOTAL COMPENSATION: \$222,000.00 (includes reimbursables)

COMPLETION DATE: September 27, 2024

APPENDIX B
INSURANCE REQUIREMENTS

Worker's Compensation
Statutory Limits

Automobile Liability
\$250,000 bodily injury per person
\$100,000 property damage

General /Professional Liability
\$ 100,000 bodily injury per person
\$ 500,000 bodily injury per occurrence
\$ 100,000 property damage
\$1,000,000 errors and omissions and
negligent performance



1.0. SCOPE OF SERVICES - GENERAL

Chatham County, North Carolina has requested professional services be provided by Hobbs Architects, PA and The Wooten Company (furthermore identified as The Design Team) to develop a Space Needs and Programming Study, which shall include:

Overview & Assumptions:

- Space Needs Study: The Design Team shall inventory existing space (owned and leased) and then work with department heads to project staffing for the next 5 to 10 to 20 years. Based on this, the Design Team shall recommend options for addressing the county's space needs over the next 5, 10 and 20 years. Part of this effort will be consideration of flexible workspace alternatives given the County's remote work policy.
- Space Programming and Phasing Recommendations: Upon completion of the Space Needs Study, the Design Team shall develop space programming and phasing recommendations. A primary goal of this study is to develop a strategy for most county departments to be relocated to the County-owned Renaissance Drive property. This will include short term renovations for departments to remain in their existing facilities while planning for the long term, phased relocation(s). It is understood that the departments with court-related functions may remain in Pittsboro and that the Courthouse Annex and Old Agriculture Building are slated for future demolition. The Dunlap building and/or site may be an option to house some of these departments.
- Site Master Planning: As requested by the County, site master planning services for the Renaissance Drive property are detailed in Section 4 of this document.
- The Space Needs Study and Space Programming efforts will include consideration of flexible workspace alternatives that reflect the County's remote work policy. This may include office hoteling, shared office spaces, or other possible configurations.
- All existing drawings and associated documentation for County Buildings will be made available to the Design Team. Drawings exist for most County-owned buildings. Chatham County obtained a Facilities Study in 2009, which provided detailed information on all County departments. This study will be used as a basis of formatting where applicable to provide consistency and a continuance of information and thought process. As such, similar projection categories may be employed.

1.01 **Buildings:** (Please see Exhibit B provided by Chatham County)

1.02 **Departments:** (Please see Exhibit B provided by Chatham County)

2.0. **SPACE NEEDS STUDY SCOPE:** The design team shall perform the following tasks:

- 2.1. Interview key elected or administrative personnel and other sources for the above listed departments to:
 - Identify each department's organizational relationships
 - Identify the functions contained in each department
 - Identify each entity/employee required to perform each identified function
 - Identify increases or additions of future functions and their required entities for the next 5 to 10 to 20 years.



- Identify each department's functional relationship to the community
- Identify each department present and future square footage needs
- Develop and provide room data work sheets to each department to provide information on staffing, adjacency, and square footage for present, and the next 5 to 10 to 20 years.
- Site visits with each department to review work sheets and existing conditions.

2.2. Owner is to provide:

- Access to key personnel for information collection
- Complete room data work sheets for existing and future 5 to 10 to 20 years.
- List of personnel and operations by departments to be accommodated along with organizational charts and locations
- Floor plans for all existing facilities to be included in the study

2.3. Product: The above information will be compiled into a written report which will list all departments with their functions and the square footage required for each entity, for the present and future 5, 10, and 20 years. This report is to be divided into each department with a spreadsheet listing the space needs developed and individual room data sheets for each entity included in the department. An overview spreadsheet will be provided for all County Departments and Buildings listing space needs.

3.0 SPACE PROGRAMMING AND PHASING RECOMMENDATIONS SCOPE

3.1 Develop space programming with recommendations for implementation based upon the areas developed in the Space Needs Study to include the following:

- Listing of all Departments with square footages required for 5, 10, and 20 years.
- Recommendation to renovate, relocate, or add an addition to accommodate space requirements.
- Conceptual floor plans of select existing County buildings to confirm space recommendations. Where appropriate, these plans will include phased improvements to represent County's changing space needs.
- Provide a priority listing of the recommendations.

3.2 The Owner is to provide:

- Assistance in developing priorities for addition, renovation or relocation.
- Timely review of draft reports and review comments.
- Assistance in setting dates and locations for department meetings and public presentation.

3.3 Product:

The following deliverables will be provided:

- Space Programming and Phasing Recommendations Report and an electronic copy in PDF format.
- Digital files for space programming in Word and /or Excel format.

4.0 REQUESTED ADDITIONAL SERVICE - SITE MASTER PLANNING SCOPE

4.1 Conceptual Master Plan

Based on the building areas and functional relationships developed, prepare up to two (2) conceptual master plans within the current 270-acre County owned site located off



Renaissance Drive in the County. Conceptual plan will incorporate the following available GIS or other public data features:

- Topography/Contours
- Property boundary
- Building plans of existing facilities already located on the property.
- Streams and buffers
- Wetlands (from national inventory maps)
- Existing roadways
- Existing utilities (water, sewer, storm, power, gas)

4.2 Owner is to provide:

- Existing plans of the buildings constructed (digital copy preferred)
- Property Boundary Map (digital copy preferred)
- Utility Plans of existing infrastructure(septic/well permit/plans)
- County Site Development Guidelines
- Copy of the Phase I report, zoning ordinances and any other GIS data for the site available to share

4.3 Product:

- (2) Conceptual Master Plan options with building footprints showing square footage requirements; proposed lot layouts, internal roadway networks, setbacks, streams/buffers, wetlands, stormwater management, etc. Plan will identify buildable area available within the site due to any know environmental restriction resulting from wetlands and streams/buffers or other factors such as steep slopes (>20%).

4.4 NCDOT Coordination

- Upon County's approval of the preferred Conceptual Master Plan, preliminary discussions will occur with NCDOT Division Traffic to determine the necessary offsite roadway improvements based on projected traffic impacts. (No design of offsite roadway improvements will occur).

4.5 Preliminary Master Plan

- Product: Based on the approval of a preferred Conceptual Master Plan, TWC will develop a preliminary master plan for the 270-ac site that will consist of the following:
 - Final Building footprint and parking layout for each proposed lot.
 - Internal Roadway and circulation layout
 - Open space and environmental constraints based on available data shown as non-buildable areas.
 - Site Stormwater Management
 - Recommended Phasing Plan based on input from the County.
 - Hard copy and digital format file of the approved master plan
- Note: Design Team will attend 1 in person meeting and 2 virtual progress meetings with County staff during masterplan development.

5.0 Design Fees & Schedule:

Basic Services:

○ Space Needs Study	:	\$ 80,000
○ Space Programming & Recommendations:		\$ 67,000
	Total	\$147,000



Additional Services:

- o Renaissance Dr. Site Master Planning: \$ 75,000
- o Presentation(s) to County Commissioners upon request: \$ hourly
(Please see Exhibit A for hourly rates)

Schedule:

- o Space needs development: +/-3-4 months
- o Space programming: +/-3-4 months
- o Site master planning: +/-3-4 months

6.0 Exclusions

The following services may be provided upon request as an amendment and prior written authorization of the Owner:

- o Cost Estimating (may be provided as additional service)
- o Hazardous Materials Survey or Remediation
- o Geotechnical Investigation and Report
- o Land Surveying Services
- o Grading as part of the Master Plan
- o Engineering Design and Permitting of the Master Plan
- o Traffic Impact Analysis (TIA)
- o Additional Redesigns ordered by the Owner after Master Plan has been accepted by the Owner
- o On-site/Off-site utilities capacity evaluation
- o Offsite roadway improvements , including US 64.
- o Mechanical, Electrical, Plumbing Engineering Services.
- o Structural Engineering Services
- o Landscape Architecture Design Services
- o Environmental Services, including Delineation and Permitting of Impacts (Wetlands, Streams, Buffers, etc.)
- o Phase I/II Environmental Site Assessment studies/reports including testing for asbestos, lead paint and radon.
- o Archeological or Historical Survey.
- o All review/permitting/recording fees required per agency associated with obtaining approvals



Hobbs Architects, P.A.

159 W. Salisbury St.
Pittsboro, North Carolina 27312

Wooten

120 N. Boylan Avenue
Raleigh, North Carolina 27603

EXHIBIT A

HOBBS ARCHITECTS HOURLY RATES

Architect	\$200.00 per hour
Senior Designer	\$125.00 per hour
CAD Technician	\$ 75.00 per hour
Office Manager	\$ 50.00 per hour

EXHIBIT B - LIST OF CHATHAM COUNTY FACILITIES, PROVIDED BY CHATHAM COUNTY

FY2024

Department	Division	Location	Own/Lease	Square Foot Occupied	Building Maintenance Performed by Building Maintenance (Y or N)	Janitorial Services Performed by Facilities Maintenance (Y or N)	Utilities Charged to Facilities Maintenance (Y or N)	Notes
Water Management	Water Management	45 West Salisbury St, Pittsboro	Lease	1,000 sq ft	Y	Y	n	Assist with maintenance
Courts	S&S Juvenile	45 West Salisbury St, Pittsboro	Lease	500 sq ft	Y	Y	n	Assist with maintenance
Courts	Child Victim Services	45 West Salisbury St, Pittsboro	Lease	885 sq ft	Y	Y	n	Assist with maintenance
Courts	Child Planning	45 West Salisbury St, Pittsboro	Lease	885 sq ft	Y	Y	n	Assist with maintenance
Declarations	Declarations	5185 US HWY 64 W, Pittsboro	Lease	150 sq ft	Y	Y	n	
Declarations	Storage	89 W Chatham St, Pittsboro	Lease	2,332 sq ft	Y	Y	n	
Declarations	File Storage	959 East St. C-2, Pittsboro	Lease	810 sq ft	Y	Y	n	Will move to Performance Building - AS Stanley to occupy this space after (45 Salisbury St)
Declarations	Storage	3C Business Park-134 Village Lake Rd	Lease	2,834 sq ft	Y	Y	n	Added new 2600 sq ft building
Declarations	Storage	128 Woodmead Rd, Chapel Hill	Own	7,125 sq ft	Y	Y	n	
Declarations	Storage	11433 US 15501 N, Chapel Hill	Own	168 sq ft	Y	Y	n	
Declarations	Storage	135 Oak Hope Rd, Siler City	Own	168 sq ft	Y	Y	n	
Declarations	Storage	1528 Elmer Moore Rd, Bohale	Own	168 sq ft	Y	Y	n	
Declarations	Storage	180 Martin Luther King Jr Dr, Pittsboro	Own	168 sq ft	Y	Y	n	
Declarations	Storage	19221 HC Hwy 902, Bear Creek	Own	168 sq ft	Y	Y	n	
Declarations	Storage	24 Conley Rd, Apex	Own	168 sq ft	Y	Y	n	
Declarations	Storage	280 Board Creek Rd, Apex	Own	6,109 sq ft	Y	Y	n	
Declarations	Storage	3142 Bennett St, City Rd, Bennett	Own	168 sq ft	Y	Y	n	
Declarations	Storage	34 Mt View Church Rd, Monroic	Own	168 sq ft	Y	Y	n	
Declarations	Storage	4030 Silk Hope Liberty Rd, Snow Camp	Own	168 sq ft	Y	Y	n	
Declarations	Storage	65 East Perry Rd, Pittsboro	Own	1,527 sq ft	Y	Y	n	
Declarations	Storage	77 Laurel Hill, Pittsboro	Own	1,440 sq ft	Y	Y	n	
Declarations	Storage	20 County Services Rd	Own	3,160 sq ft	Y	Y	n	
Declarations	Storage	715 Landfill rd, Pittsboro	Own	771 sq ft	Y	Y	n	
Declarations	Storage	725 Pittsboro Goldstone Rd, Goldston	Own	2,418 sq ft	Y	Y	n	
Declarations	Storage	811 Sycamore Building	Own	240 sq ft	Y	Y	n	
Declarations	Storage	Old Agriculture Building	Own	5,113 sq ft	Y	Y	n	Vacant-Moved to New Agriculture & Conference Center in FY17
Declarations	Storage	Old Agriculture Building	Own	3,177 sq ft	Y	Y	n	Vacant-Moved to New Agriculture & Conference Center in FY17
Declarations	Storage	Old Agriculture Building	Own	2,774 sq ft	Y	Y	n	Vacant-Moved to New Agriculture & Conference Center in FY17
Declarations	Storage	Old Agriculture Building	Own	4,105 sq ft	Y	Y	n	Added for building
Declarations	Storage	725 Emancipation Drive	Own	13,854 sq ft	Y	Y	n	
Declarations	Storage	Annex	Own	3,250 sq ft	Y	Y	n	
Declarations	Storage	Annex	Own	3,358 sq ft	Y	Y	n	
Declarations	Storage	Annex	Own	1,666 sq ft	Y	Y	n	
Declarations	Storage	Annex	Own	1,838 sq ft	Y	Y	n	
Declarations	Storage	Annex	Own	528 sq ft	Y	Y	n	
Declarations	Storage	Annex	Own	1,215 sq ft	Y	Y	n	
Declarations	Storage	Annex	Own	800 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	4,880 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	2,750 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	4,065 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	3,300 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	1,992 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	2,553 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	1,255 sq ft	Y	Y	n	
Declarations	Storage	Dunkle Building	Own	1,840 sq ft	Y	Y	n	
Declarations	Storage	138 West St	Own	1,495 sq ft	Y	Y	n	Used by Chatham Arts Council
Declarations	Storage	295 West Street	Own	915 sq ft	Y	Y	n	
Declarations	Storage	Historic Courthouse	Own	5,793 sq ft	Y	Y	n	
Declarations	Storage	New Detention Center	Own	11,200 sq ft	Y	Y	n	
Declarations	Storage	New Detention Center	Own	1,200 sq ft	Y	Y	n	
Declarations	Storage	Law Enforcement Center	Own	8,905 sq ft	Y	Y	n	**In Law Enforcement Center until May, 2015 when moved to New Detention; Then this square footage was absorbed by the Detention used this space in the Law Enforcement Center until March, 2015 when they moved to New Detention. Then this is
Declarations	Storage	Law Enforcement Center	Own	6,127 sq ft (staff)	Y	Y	n	**Moved to New Detention Center - March, 2015
Declarations	Storage	369 West Street	Own	900 sq ft	Y	Y	n	**Moved to New Detention Center - May, 2015
Declarations	Storage	118 West Street	Own	1,901 sq ft	Y	Y	n	**Old School Central Services
Declarations	Storage	Slip City Franchise Building	Own	616 sq ft	Y	Y	n	
Declarations	Storage	Siler City Office Bldg #1 - 1100 South 10th Ave	Own	8,118 sq ft	Y	Y	n	
Declarations	Storage	Siler City Office Bldg #2 - 1105 E Cardinal St	Own	588 sq ft	Y	Y	n	Leased by Daymark
Declarations	Storage	Siler City Office Bldg #2 - 1105 E Cardinal St	Own	2,491 sq ft	Y	Y	n	
Declarations	Storage	Siler City Office Bldg #2 - 1105 E Cardinal St	Own	518 sq ft	Y	Y	n	
Declarations	Storage	Siler City Office Bldg #2 - 1105 E Cardinal St	Own	369 sq ft	Y	Y	n	
Declarations	Storage	Social Services Building - 1107 Camp Drive	Own	1,200 sq ft	Y	Y	n	
Declarations	Storage	Goldston Library	Own	6,700 sq ft (staff Siler City)	Y	Y	n	(1310 pays for contract)
Declarations	Storage	New CLCC Library	Own	21,000 sq ft (staff CLCC staff)	Y	Y	n	

Chatham County Arts Council

Used by Chatham Arts Council

**In Law Enforcement Center until May, 2015 when moved to New Detention; Then this square footage was absorbed by the Detention used this space in the Law Enforcement Center until March, 2015 when they moved to New Detention. Then this is

**Moved to New Detention Center - March, 2015

**Moved to New Detention Center - May, 2015

**Old School Central Services

Leased by Daymark

(1310 pays for contract)

Department	Division	Location	Own/Lease	Source Cost Occupied	Building Maintenance Performed by Building Maintenance (Y or N)	Aerial Services Performed by Facilities Maintenance (Y or N)	Utilities Charged to Facilities Maintenance (Y or N)	Notes	Blank	Blank 2
Public Works	Water	Performance Building	Own	2,084 Y						
Facilities & Construction	General	Performance Building	Own	3,108 Y				**Absorbed Governing Board office in FY15		
Facilities & Construction	General	Performance Building	Own	2,450 Y						
Facilities & Construction	General	311 Laporte Rd, Prichard	Own	2,075 Y						
Facilities & Construction	General	Performance Building	Own	811 Y						
Facilities & Construction	General	Performance Building	Own	3,500 Y						
Facilities & Construction	General	Performance Building	Own	-3,000 Y				Moved from 90 East Street		
Facilities & Construction	General	Performance Building	Own	32,000 Y				Moving from Thompson St after Reno		
Facilities & Construction	General	Justice Center	Own	1,143 Y						
Facilities & Construction	General	Justice Center	Own	1,123 Y						
Facilities & Construction	General	Justice Center	Own	2,790 Y						
Facilities & Construction	General	Justice Center	Own	740 Y						
Facilities & Construction	General	Justice Center	Own	2,610 Y						
Facilities & Construction	General	Justice Center	Own	3,580 Y						
Facilities & Construction	General	Justice Center	Own	4,380 Y						
Facilities & Construction	General	Justice Center	Own	1,970 Y						
Facilities & Construction	General	Justice Center	Own	2,790 Y						
Facilities & Construction	General	Justice Center	Own	5,315 Y				*New Building in FY17		
Facilities & Construction	General	Agriculture & Conference Center	Own	3,651 Y				*New Building in FY17		
Facilities & Construction	General	Agriculture & Conference Center	Own	10,324 Y				*New Building in FY17		
Facilities & Construction	General	Agriculture & Conference Center	Own	2,480 Y				*New Building in FY17		
Facilities & Construction	General	117 Innovation Way	Own	25,415 Y				*New Building in FY24		
Facilities & Construction	General	Ahlon Bridge Road, SC	Own							
Facilities & Construction	General	365 Hwy 57 N	Own							
Facilities & Construction	General	115 Village Lake Rd, SC	Own							
Facilities & Construction	General	102 West Street	Own					*Old bank building		



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brian Allen 807 Royall Ave Goldsboro NC 27534	CONTACT NAME: Chastity Pierce PHONE (A/C, No, Ext): 919-778-2300 FAX (A/C, No): 919-988-9707 E-MAIL ADDRESS: chastity.l.pierce.i3q1@statefarm.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : State Farm Mutual Automobile Insurance Company</td> <td>25178</td> </tr> <tr> <td>INSURER B : State Farm Fire and Casualty Company</td> <td>25143</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Mutual Automobile Insurance Company	25178	INSURER B : State Farm Fire and Casualty Company	25143	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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INSURED Hobbs Architects, PA PO Box 1457 Pittsboro NC 27312														

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		93-AP-L617-8	11/30/2023	11/30/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			415 1089-E15-33	11/15/2023	05/15/2024	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 500,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 100,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			93-G5-8402-8	11/30/2023	11/30/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		93-E8-Y716-9	10/17/2023	10/17/2024	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER \$ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedules, may be attached if more space is required)

CERTIFICATE HOLDER

Chatham County
PO Box 1809

Pittsboro NC 27312

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Chastity L. Pierce



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/29/2024

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PRODUCER Insurance Management Consultants, Inc. P.O. Box 2490 Davidson NC 28036	CONTACT NAME: Carmen Canady	
	PHONE (A/C, No, Ext): (704) 799-1600	FAX (A/C, No):
	E-MAIL ADDRESS: cert@imcips.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: RLI Insurance Company	13056
INSURED Hobbs Architects, PA 159 W. Salisbury Street P.O. Box 1457 Pittsboro NC 27312	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 23-24

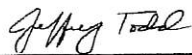
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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
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	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ <input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			RDP0048677	10/14/2023	10/14/2024	Per Claim \$1,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Chatham County PO Box 1809 Pittsboro NC 27312	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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