

BCC Seeking New Contractor To Finish Auditorium Project

BY SUSAN USHER

A new contractor may soon take over completion of the Odell Williamson Auditorium at Brunswick Community College.

BCC officials are negotiating with another contractor, Graka Inc. of Whiteville, regarding terms for finishing the building, which is more than a year behind schedule under the current general contractor, Hatcher Construction Co. of Fayetteville.

Graka was general contractor for construction of the Brunswick Interagency Building on BCC's campus.

Rather than the cost plus 15 percent figure proposed initially by Graka, the N.C. Office of State Construction has advised BCC to get a guaranteed figure.

This week the potential contractor was to meet with Boney & Associates Architects to determine what work remains to be done and to develop maximum cost figures. Once those are in hand, they will meet with the Building and Grounds Committee of the BCC Board of Trustees and college officials.

After a 40-minute closed door session with Attorney Jim Prevatte to discuss "pending litigation," trustees authorized the committee to proceed with the project if the cost is \$550,000 or less.

Architect Ken Phelps told trustees last Wednesday that, to his knowledge, no structural work remains.

The move to hire a new contractor fulfills BCC's intent stated in a September letter to ITT Hartford Insurance, the company holding the completion bond for Hatcher Construction Co. That letter noted that if ITT Hartford failed to take over the work within 15 days of receipt of the letter, and notify the college by registered mail, that the college would have the work completed by another contractor.

BCC has considered Hatcher in default of

its August 1991 contract with the college since April 16, and in September formally declared the firm in default. BCC has repeatedly directed Hartford to see to completion of the project. ITT Hartford has not pulled Hatcher Construction from the project or notified BCC of its intentions.

"We have heard nothing from ITT Hartford," said Ben DeBlois, vice president for administration. "It still hasn't acknowledged that default exists, but we're still notifying them as we go."

BCC granted Hatcher one request for an extension of time on the project, but no more.

Meanwhile, Hatcher has done a significant portion of the work it was contracted to do and is seeking compensation for work that has been done but hasn't been paid for.

"But we're not inclined to close out their account and pay them at this time," said DeBlois, because the situation isn't that simple.

BCC doesn't know yet how much it will have to pay another contractor finish the work Hatcher hasn't done under the terms of its contract. Plus, several subcontractors have filed liens against the auditorium for work they say they've done, but for which they have not been paid by Hatcher.

BCC also contends it is entitled to liquidated damages from Dec. 10 until its recently received beneficial occupancy of the auditorium, because of Hatcher's alleged default of contract. That is also in dispute because Hatcher contends it is entitled to more time allowances on the project.

If attorneys for BCC and Hatcher cannot reach a "meeting of the minds" satisfactory to both, said DeBlois, the situation might lead to formal mediation or legal action. "I don't know. We've never been in a situation quite like this before."

"I do know this," he continued. "The board has asked with a great amount of patience with Hatcher Construction and it's been like blowing

in the wind. Nothing has happened. It left the board no choice but to take the action they did."

Trustees also took the fastest route Wednesday night to increasing water pressure for the fire suppression water sprinkler system at the auditorium. Another five to seven pounds of pressure is needed.

Members voted to have BCC work with Brunswick County Water System to remove the pressure-reducing valve that regulates changes in pressure between the county water line on U.S. 17 and lines on the campus itself.

"It's here, it's realistic and it will probably cost between \$1,000 and \$2,000," said Dean Walters of the Building and Grounds Committee.

Two other alternatives would have required more time and money: redesign of the sprinkler system or installing another water line from U.S. 17 back to the auditorium that would also serve future campus development.

"We'll just have to find out what happens when we take the valve out," said DeBlois in a later interview.

The college will pay the tab for the work, but isn't sure who will ultimately pay for it, Chairman Dave Kelly noted. The sprinkler contractor apparently under-designed the system, using pressure readings that the county had taken from the right of way on U.S. 17 not from the campus interior.

"No one right now wants to take responsibility for that sprinkler system," DeBlois said later.

At the same time the valve is removed, the single water meter will be removed. Meters will be installed at various buildings instead. That way the school won't be billed for water used for the sprinkler system. The water isn't supposed to be metered.

Until the problem is fixed BCC can use the auditorium, but only with a fire pumper truck on site.

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PUBLIC NOTICE

ZONING CHANGES—NOVEMBER 1, 1993

October 18, 1993, the Brunswick County Board of Commissioners voted to set November 1, 1993 as the EFFECTIVE DATE for COUNTY WIDE ZONING. This will result in several changes being made in the approval process for development in our county.

Included are the following changes:

- 1) All permit applications, (Building Permits, Septic Tank Permits and Water Connections) will initiate in the County Planning Department for zoning approval.
- 2) Most applications will require a survey or plat of record showing accurate lot dimensions.

The county plans to provide you with the most accurate and speedy service available in your efforts to acquire a permit.

If you have any questions regarding zoning or this process, please feel free to contact G. Wade Horne, Zoning Administrator, or our Planning Department at (919)253-4361 or 800-621-0609.

EFFECTIVE DATE: NOVEMBER 1, 1993

John B. Harvey, Planning Director

Class To Explore Jobs, Training Available To Disadvantaged

Do you consider yourself economically disadvantaged and in need of career skills?

If so, you may be eligible to participate in an upcoming career exploration class offered next month by the JTPA (Job Training Partner-

ship Act) Department at Brunswick Community College.

For eligible participants, there will be no charge for class registration, materials, books or transportation. These will be paid for by a grant.

During the class, which will meet Nov. 15-24, participants will learn about the workforce of the future and how to prepare to be part of Brunswick County's growth businesses and industries. Class discussion will focus on activities that help

individuals make career choices and explore various career training options that are available. JTPA staff members will also provide objective assessments to help with career decisions.

Among the occupational skills to be considered are these: basic electricity, bricklaying and masonry, cash register operation, commercial carpentry, customer relations, data entry, and food service.

Other possibilities include hospital housekeeping, landscaping, plumbing, secretarial refresher, small engine repair, teacher's assistant and welding.

Anyone interested in the class should call the JTPA Department before Nov. 10 to schedule an intake appointment.

To that interview applicants will need to bring proof of age (22 or older), residency, citizenship and Social Security card. All information is kept confidential.

The JTPA Department can be reached at 754-6900, 343-0203, or 457-6329.

BUSINESS BRIEFS

Radio Tower Under Way

Partech Holdings Corporation, a broadcasting and equipment leasing company, has broken ground for the construction of its new tower and transmitter site for WDDZ-FM, Shallotte.

Paul R. Weinberger, vice president and controller, said, "The company has entered into agreements with International Paper for the purchase of 16 acres of land and with TowerComm of Raleigh for construction of the tower and transmitter facility."

He said the total cost of construction will be \$212,000, to be paid from recently completed warranted offering proceeds.

When construction is complete, the station will be broadcasting on 103.7 FM at 25,000 watts and will have increased its broadcast range to an area covering Wilmington through Myrtle Beach, he added.

Attend Convention

Realtor Evelyn Bullock of Rampage Realty attended the 72nd annual convention of the North Carolina Association of Realtors at Myrtle Beach, S.C., Sept. 29-Oct. 2.

Floyd Bullock also attended the event.

Waccamaw School Plans Book Fair

Waccamaw Elementary School will hold a Scholastic Book Fair Nov. 8-12 from 8:30 p.m. to 3:30 p.m.

The event will feature the newest titles for young readers from more than 70 publishers and is open to students, parents and teachers at no charge.

More information is available from the school at 287-6437.

PUBLIC NOTICE

The Brunswick County Board of Commissioners shall conduct a Public Hearing on November 1, 1993 at 6:15 P.M. in the Commissioner's Chambers, Government Center, Bolivia, NC. To receive input on the following proposed amendments to the Brunswick County Zoning Ordinance and Partial Development Code:

1. Zoning Ordinance Amendment—Z-93-9, Article 3. Decision-Making and Administrative Bodies is amended in its entirety as follows:

1. Section 3.101 will define the duties and responsibilities of the Board of County Commissioners as related to the Zoning Ordinance.

2. Section 3.102 will define the functions and responsibilities of the Planning Board as related to the Zoning Ordinance specifically zoning changes, amendments and special exceptions.

3. Section 3.103 will define the functions, rules and responsibilities of the Zoning Board of Adjustment specifically appeals from Zoning Administrator decisions, special exceptions and variances.

4. Section 3.104 will define the authority, duties and responsibilities of the Zoning Administrator.

5. Section 3.105 will define the duties of the Planning Director as related to the Zoning Ordinance.

A full copy of the proposed Ordinance Amendment is available for public inspection at the Office of Clerk to the Board of County Commissioners.

This 19th day of October, 1993.

Brunswick County Board of Commissioners

Joyce C. Johnson, Deputy Clerk

TOWN OF OCEAN ISLE BEACH NOTICE OF PUBLIC HEARING NOVEMBER 9, 1993

PLEASE TAKE NOTICE THAT there will be a public hearing held in conjunction with the regularly scheduled meeting of the Town of Ocean Isle Beach on November 9, 1993 at 8:30 a.m. to consider the following amendments to the zoning ordinance:

(1) To amend Article V, titled "Uses by District," Section A "R-1 Single Family and Two Family Residential," Subsection 3, Table regarding building height restrictions and to amend Section B "R-2 Multifamily Residential," Subsection 2, Table regarding building height restrictions; Section C, Subsection 2, Table regarding building height restrictions; by adding the following footnote "a" to the column headed "Maximum Build Height Feet":

"a) the maximum height shall be increased to the minimum necessary to allow eight (8) foot high ceilings on two living area floors so long as the lowest living floor is constructed within one foot two inches of the required flood plain ordinance base flood elevation. Roof slope on structures allowed to be greater than 36 feet maximum height shall be no greater than a 5 and 12 pitch."

(2) To amend the height restriction for construction on the beach to permit a greater height in those instances set out in paragraph (1) above to a footage greater than 36' as is presently allowed, but limiting the overall height to a specific height, including, but not limited to, a figure of thirty-seven (37) feet through forty (40) feet or more.

All interested persons are invited to attend.

Daisy Ivey, Town Clerk

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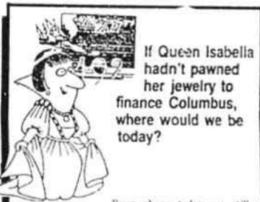
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