

**COMMITTEE of the WHOLE COMMITTEE
MINUTES
AUGUST 12, 2008**

The Committee of the Whole met on Tuesday, August 12, 2008 in the Council Chambers, located on the second floor of the Administration Building beginning at 6:00 p.m. Mr. Derrick, Committee Chairman presided.

Members Attending:

William C. Billy Derrick, Chairman	Debra B. Debbie Summers, V Chairman
James E. Kinard, Jr.	Bobby C. Keisler
Johnny W. Jeffcoat	John W. Carrigg, Jr.
William B. Banning, Sr.	M. Todd Cullum

Absent:

* George H. Smokey Davis

*Mr. Davis was not present due to medical reasons.

Also attending: Joe Mergo, Deputy County Administrator; Larry Porth, Finance Director/Assistant County Administrator; other staff members, citizens of the county and representatives of the media.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, and posted on the bulletin board located in the lobby of the County Administration Building.

Presentation of Proposed Draft for the Architectural Schematics for the Red Bank Crossing

Property – Mr. Derrick opened the meeting by welcoming Senator Nikki Setzler and Representative Nikki Haley of the Lexington County Legislative Delegation. Also recognized were Dr. Ernie Bell and Mr. Richard Funderburk of the South Carolina Department of Environmental Health and Control (DHEC); and Mr. Wendell Price and Mr. Greg Fronhappel of the South Carolina Department of Social Services (DSS). Mr. Derrick gave an introduction of the Red Bank Crossing Property project and the relocation of DHEC and DSS Lexington County offices.

Mr. Mergo, Deputy County Administrator, gave an overview of the project's history and current status. He introduced Mr. Rob Johnson of MBAJ Architecture and Ms. Karen Chinn of Chinn Planning who have been hired by the County to evaluate and assess the property for current space allocation and future growth plans.

Mr. Johnson also introduced John Clayton of Clayton Designs of Columbia who is assisting with the project. A Power-Point presentation was presented for the Red Bank Crossing Programming and Renovations.

Ms. Chinn reported on the process involved for developing the needs assessment and programming for renovation process. She said a survey was sent out and she met with DHEC, DSS and Mental Health representatives to assess their personnel needs, space requirements, records storage, and parking needs. Ms. Chinn provided a space standards summary chart for each department with square footage for each employee. She presented office layouts ranging from 36 square feet to 180 square feet based on the type of services provided by each department. Based on her analysis, she concluded that the Mental Health

Department did not fit in with the nature of the other departments or DHEC's Environmental Health section which deals with permits. Ms. Chinn's proposed plans reflected only the relocation of the Health Department and DSS offices at this time.

Mr. Rob Johnson reported on the architectural schematics for the Red Bank Crossing Property, formerly a Winn Dixie grocery store with other retail stores attached. He presented images of the building in its current state with existing conditions along with the proposed renovations and future expansions including exterior landscaping. The total square footage of the old grocery store and drug store is 54,125 square feet. Mr. Johnson reviewed the furniture costs involved, estimated at \$753,280, along with a preliminary project schedule.

Mr. Derrick opened the meeting for discussion.

Dr. Ernie Bell, Region 3 Director with DHEC, commented that Environmental Health was factored out of the proposed renovations and wanted to see that they are incorporated into future expansions. He expressed concerns about plumbing needs for the health department's examination rooms. Mr. Johnson replied that they anticipate the plumbing needs in terms of the plan. Mr. Bell asked about the Community Room planned for the front of the building. Ms. Chinn responded there would be individual conference rooms for each department and the Community Room would accommodate 125-150 people to be utilized by both departments.

Mr. Richard Funderburk, Region 3 Administrator with DHEC, asked what was included in the square footage – dead office space or moving space. He expressed concerns as there was less space than they had requested and asked to review the drawing in detail. Ms. Chinn replied that that included the net square footage which consists of the inside wall of offices and circulation space.

Mr. Carrigg commented on the future expansions for the new facility and asked if the County could consider doing the proposed add-ons now to save money on construction cost during the renovation phase. Mr. Derrick requested projected budget cost for the additions if done during this phase. Mr. Johnson said they would provide the information next month along with their next cost update.

Mr. Derrick asked if there were any more questions.

Mr. Derrick said the County wanted to give advance notice to the Delegation and each respective agency of their furniture costs and asked if they could coordinate with the County's Procurement department with the purchases. In reference to the Information Technology (IT) portion of the project, the County's CIO is coordinating with the State's CIO in updating DHEC and DSS's computer system. Mr. Derrick said this is the right time for computer updates in order to have the least amount of down time.

Representative Nikki Haley inquired if the wiring was included in the number for the projected costs. Mr. Derrick responded that that was outside of that and that the partitions and office furnishings would be part of the costs.

Dr. Bell asked if the IT cabling was part of the costs. Mr. Johnson replied that there would be some basics included in the plans.

Senator Nikki Setzler expressed concerns about the IT wiring and cable costs as an issue because it would

not be anywhere in the state departments' budgets. He said this is something that is up front and assumed that the County would include that in the contract.

Mr. Mergo said that the County's Voice over IP would be included with the telecommunications and that the utilities would also be included with the construction costs. The County's and State's CIOs will make sure the networks function properly. He said that the County and architect will work to include this in the cost.

Senator Setzler said the State's Procurement department could contract with the County's Procurement department to handle the necessary purchases.

Dr. Bell expressed DHEC's excitement about the project. He said that Region Three includes seven counties – Richland, Lexington, Fairfield, Newberry, Chester, Lancaster, and York and has seen the same process work in these counties. He is looking forward to working with the County and asked what the next step was and what they could do to assist the County.

Mr. Wendell Price, MS Senior Deputy State Director for DSS, thanked the Chairman and Council on behalf of DSS for allowing them to be a part of this meeting along with the Delegation. He commented that their belief is that the space that the County will provide in this project will allow them to continue to serve the community in Lexington County.

Mr. Derrick said Council would coordinate with Representative Chip Huggins, Chairman of the Lexington County Legislative Delegation, to meet again informally with the Delegation to discuss these issues as they come along.

Senator Setzler asked if the \$753,280 is the cost that the County was expecting from the State agencies to do this project. He expressed concerns that if the County was looking for "hard cost" that is not in the state department's budget. Mr. Johnson replied that after everyone's input a more refined plan would be presented. However, the \$753,280 is a rough estimate the County is expecting from the state agencies for personnel modular furnishings.

Old Business/New Business - None.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Judy R. Busbee
Assistant to the Clerk

William C. Billy Derrick
Chairman

Diana W. Burnett
Clerk