

**Newberry County Public Works and Planning Commission**  
**Minutes**  
**Special Meeting**  
**July 5, 2018**

**Present:** Mr. Scott Cain, Mr. Bill Waldrop, Mr. Steve Stockman

**Others in Attendance:** Mr. Jay Tothacer, Mr. Mike Pisano, Ms. Stacy Guy, Mr. Eddie Owen, Ms. Harriett Rucker

**1. Call to Order**

Mr. Cain called the meeting to order.

**2. Additions, Deletions, and Adoptions of Agenda**

Mr. Cain motioned to approve and adopt the agenda as written. Motion seconded. Vote was unanimous.

**3. Approval of April 23, 2018 minutes**

Mr. Waldrop motioned to approve April 23, 2018 minutes as written; motion seconded. Vote was unanimous.

**4. Discussion of renovation to Airport Terminal Building – Mike Pisano, Public Works Director**

Mr. Pisano said that they had received the bid for the renovation of the airport terminal building. This is the second time the project has been bid on. The last time that we bid, it came in very high. We revised a portion of the project to hopefully get the cost down and our target for the grant that was written for the FAA. We removed the parking area and focused only on the building and the areas around the building to get the project done. The bids came in \$518,323.06. We have roughly 1,000 sq. ft., so it is coming at around \$500 per square foot for the renovation. We spoke with FAA, even though this is over our entitlement money by about \$18,000, they would allow us to go into funds from the next year to cover the additional cost. The only issue is that we would have to pay the \$18,654 up front and then apply to FAA for reimbursement. They can make it happen for us, but I think the question right now is, how the public would feel awarding a bid of this amount, even though it's not all county funds. The second question would be, if we do decide to rebid, whether we will get more for the money on a third rebid.

Mr. Pisano said that Mr. Owen's with Talbert, Bright and Ellington is here to answer any questions.

Mr. Waldrop asked what was the size of the building. Mr. Pisano said it was about 1,008 sq. ft.

Mr. Owen said the building is a block building about 620 sq. feet. The architect, Mike and I meet in Wayne's office. We talked about the project and this is the cost we ended up with. The intent of the project was too completely strip down the existing block building to just an interior shell. This would include taking down the interior walls, taking out the restrooms, the roof would come off also. The building would then be expanded to 1,008 sq. ft. They would upgrade the interior completely to make it like a brand-new building. They will put a new roof on and relocate the restrooms to a different area, it would be a nice open concept. There will be couches, TV, a place for pilots or people waiting. The kitchen will be updated.

Mr. Waldrop asked if we would lose the money if we didn't use it right away. Mr. Pisano said that not all of it would go away. We receive \$150,000 of entitled money every year. We can roll that over until we have enough to either do a full project or contribute funds towards the project. At a certain point, money starts to drop off, they won't allow us to carry over more than \$600,000. So, when our new entitlement money comes, I think there is a matter of \$20,000 that will drop off and we will be up to \$600,000 at that point. I have spoken with FAA, there was a July 1 deadline for the application for the project. We have meet that, even though Mr. Adams wasn't here to sign off on the project. They accepted it as submitted, pending his approval.

Mr. Cain said that all we are really talking about is getting the \$18,000 so we can go ahead and start the project and then get reimbursed.

Mr. Stockman asked if they had a bid out for the new project. Mr. Pisano said that they did not. We had the design done for 3500 sq. ft. The discussion was made not to move forward with that large-scale project. Mr. Stockman asked if we could build a new 2,000 sq. ft. building for the price of this renovation project. Mr. Pisano said that he didn't know if we could. We rely on our architect and consultants to guide us. This is how we got to this project.

Mr. Owen said that there are two airports in SC that are building or doing renovations. Anderson is building a brand-new building. Their cost came in just under \$4 million. I do know that aeronautics is giving them \$500,000 for that project. They will use the entitlement money and paying the rest out of pocket. The Low Country is doing 1600 sq. ft. renovation and expansion. They are renovating the existing terminal, which is about 2,500 sq. ft. and adding 1600 sq. ft. That project came in at \$1.8 million.

Mr. Cain asked how many bids were received. Mr. Owen said that the first time they had three and the second time they had two. The first time it was bid on, we had MAR Construction, Solid Structures and Tyler Construction. Tyler Construction didn't bid the second time. They were the highest bidder the first time. It is interesting that Solid Structures still came in over on their second re-bid. They reduced the cost of their building. The original bid was \$576,559 and when they re-bid the number went down to \$503,450 for just the building, no inside work. MAR Constructions original bid was \$502,402 just for the building, but their re-bid was \$564,610.

Mr. Stockman asked Mr. Pisano to check on the cost for a new building. Mr. Pisano said he didn't think we can apply residential construction cost to this. I think I would have to get like projects throughout the state and see what they are coming in at or what they have been paid in the recent past. I think that there are other things that come into play with this where they might be more expensive than residential. Mr. Pisano said he would check on this.

Mr. Cain said that they need to take this before full council. Motion was made to bring before a full council, motion second and all were in favor.

## **7. Public Comments**

## **8. Adjournment**

**PUBLIC WORKS AND PLANNING COMMITTEE**

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**Scott Cain, Chairman**

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**Teresa Ball, Secretary**

**APPROVED:** \_\_\_\_\_