



**NEWBERRY COUNTY COUNCIL
WORK SESSION
MINUTES
FEBRUARY 25, 2015**

Newberry County Council met on Wednesday, February 25, 2015, at 6:00 p.m. in the Courthouse Annex Conference Room, 1309 College Street, Newberry, SC, for a work session.

PRESENT: Buddy Livingston, Chairman
Kirksey Koon, Vice Chairman
Bill Waldrop, Councilman
Les Hipp, Councilman

ABESNT: Steve Stockman, Councilman
Scott Cain, Councilman

OTHERS PRESENT: Jimmy Chao, President of Chao and Associates
Brad DiFranco, Chao and Associates
Ervin West, Facilities Manager
Wayne Adams, County Administrator
Laurie Renwick, Clerk to Council

MEDIA: Andrew Wiggers, Newberry Observer

The meeting was duly advertised as required by law.

1. Call to Order

Chairman Livingston called the meeting to order.

2. Opening Remarks

Ervin West, Facilities Manager, gave an update on the exterior waterproofing to date. We are not having any leaks with the new roof and the interior renovations are in the dry. Court function are pretty much back in operation and the Solicitor has his own secure suite on the second floor. We are working on updating the boiler and chiller service maintenance agreements and software controls. The basement is still being used for

storage as well as the off site location at Newberry Square. We are not having any flooding in the basement but there are some areas of dampness and the moisture content is high at the basement slab going up the wall but there has been no standing water. The latest readings on the test pits have been at 17 and 19 foot.

There was discussion about how much of the basement was being used for storage. Mr. West stated that the total amount of storage in the basement is 2,650 sq. ft. and the Clerk of Court is using about almost ½ of the available space or about 1,000 sq. ft.

3. Presentation of Courthouse Areaway Design – Mr. Jimmy Chao

Mr. Chao presented a PowerPoint of the design of the Courthouse Areaway. He stated that the cost estimate to complete the areaway includes the handrail and cost estimate 335,000.00 including the design fee for traditional backhoe excavation. This number is not just an estimate and we contacted the contractor about Council's concerns about this number being low and if bid today 335,000.00 is a good number. Incidental cost storm drain replace sidewalk and landscaping and grading for a total \$443,000.00 using air excavation with a \$20,000.00 buffer. Total construction cost \$465,000.00. The bid spec should have alternates for traditional excavation versus the air excavation for Council to decide.

Base bid with traditional excavation and alternate using air excavation.

4. Questions/Comments from Council Members

There was discussion about the areaway construction and the least amount of disruption to court functions by completing one side at a time and by the use of air excavation

Mr. Adams asked Mr. Chao if his proposal is to bid the areaway and let Council see if they are willing to swallow the cost.

Mr. Chao concurred that the bid will include the traditional excavation versus the air excavation and also the original portion of the building or the whole building and Council can decide how much they want to swallow.

Chairman Livingston commented that after the bid we will be able to solidify where we stand.

Mr. Hipp said we are not committing to any method but want to have a good understanding of the cost.

Mr. Adams wanted to clarify the specs of the bid. He suggested that the base bid include the air excavation to a depth of 12 inches around perimeter of the Courthouse identify and avoid disrupting utilities and minimize risks. There will be an alternate for the areaway to be placed around the original portion and the new addition and an alternate

to use air excavation for the entire project. Mr. Adams also said there should be a mobilization fee in case they have to come back.

Mr. Hipp stated that it should also be noted in the bid specs about doing one side first so we can continue access on the opposite side and then the other side.

Mr. Adams commented that we need to know this for pricing purposes; to make sure the price is good for the second half in the event it is six months before we get to it.

Mr. Adams asked Mr. Chao what the cost would be for the bidding administration of this project.

Mr. Chao responded that it would take \$21,500.00 to take the whole thing to bid.

Mr. Hipp motioned to allow Chao and Associates to proceed with bid specs and going out for bid; seconded by Mr. Koon. The vote was unanimous.

5. Public Comments

No public comments.

6. Adjournment

The meeting was adjourned at 7:00 p.m.

Newberry County Council

Henry H. Livingston, III, Chairman

Laurie N. Renwick, Clerk to Council

APPROVED: