



Public Facilities Committee Meeting

2021 Committee Objectives

1. TRANSPORTATION
2. SOLID WASTE & RECYCLING
3. COUNTY FACILITIES
4. AIRPORTS
5. DAUFUSKIE FERRY
6. CAPITAL INVESTMENT

Chairman
STU RODMAN

Vice Chairman
YORK GLOVER

Committee Members
CHRIS HERVOCHON
BRIAN FLEWELLING
MARK LAWSON

County Administrator
ERIC GREENWAY

Clerk to Council
SARAH W. BROCK

Staff Support
CHUCK ATKINSON
JARED FRALIX

Administration Building
Beaufort County Government
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Public Facilities Committee Minutes

Monday, June 21, 2021 at 3:00 PM

PRESENT

Committee Chairman Stu Rodman
Committee Vice-Chair York Glover
Council Member Brian Flewelling
Council Member Joseph F. Passiment
Council Member D. Paul Sommerville
Council Member Gerald Dawson
Council Member Chris Hervocho
Council Member Alice Howard
Council Member Mark Lawson
Council Member Lawrence McElynn
Council Member Logan Cunningham

CALL TO ORDER

Chairman Rodman called the meeting to order at 2:00 PM

PLEDGE OF ALLEGIANCE

Chairman Rodman led the Pledge of Allegiance.

FOIA

Chairman Rodman noted that Public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

APPROVAL OF AGENDA

Motion to Amend: It was moved by Council Member Sommerville, seconded by Council Member Lawson to amend the agenda to add HVAC Upgrade on the old Courthouse for the Sheriff, 278 flyovers for erosion control, and an executive session to receive a receipt of legal advice on Buckingham Landing regarding pending litigation.

The Vote -The motion was approved without objection.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Howard to approve the agenda as amended.

The Vote -The motion was approved without objection.

APPROVAL OF MINUTES

Motion: It was moved by Council Member Lawson, seconded by Council Member Howard to approve April 19, 2021 minutes.

The Vote -The motion was approved without objection.

EXECUTIVE SESSION

Motion: It was moved Council Member Flewelling, seconded by Council Member Hervochoon to go into Executive Session to receive legal advice relative to Buckingham Landing.

The Vote -The motion was approved without objection.

CITIZENS COMMENTS

Mike Bennett - comment concerning the recommendation of award for recyclables collection and processing services for Beaufort County Item #15.

ACTION ITEMS

ASSISTANT COUNTY ADMINISTRATORS REPORT

Jared Fralix provided an update on:

1. Solid Waste and Recycling
2. Sustainability campus
3. Transportation Pathways
4. SCDOT Meeting in Hilton Head
4. 2018 Sales Tax access roads
5. Plan design for Hayward farm
6. CPC management study
7. 4- year resurfacing project
8. Dirt road paving
9. Airport Expansion
10. Facilities Management RFQ
11. Old Federal Court House
12. Myrtle Park site work
13. Firestation 31
14. Sun City EMS/Firestation
15. Bluffton Library
16. Disaster Recovery
17. Ground Maintenance and Road Maintenance
18. Fleet Maintenance

Status: For Informational Purposes Only

To see full Assistant County Administrator report, click on the link below.

<https://beaufortcountysc.new.swagit.com/videos/121539>

UPDATE ON HILTON HEAD ISLAND AIRPORT TERMINAL TO INCLUDE SHORT-TERM CONGESTION AND LONG-TERM FUNDING PLAN

Discussion: Jon Rembold provided an update on the congestion from the Hilton Head Island Airport Terminal.

Status: For Informational Purposes Only

HILTON HEAD ISLAND AIRPORT (HXD) – AIRCRAFT RESCUE AND FIRE FIGHTING CLASS 4 TRUCK – OSHKOSH AIRPORT PRODUCTS (FISCAL IMPACT: OSHKOSH AIRPORT PRODUCTS BID - \$653,626.00 FAA 100% GRANT-REIMBURSABLE)

Discussion: Jon Rembold stated Hilton Head Island Airport must provide Aircraft Rescue and Firefighting (ARFF) services to maintain compliance with FAA requirements as a CFR Part 139 Commercial Service Airport. The airport’s ARFF index now requires this additional ARFF vehicle. The expense is eligible for and has received FAA Airport Improvement Program grant funding

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Passiment to approve a contract with Oshkosh for the manufacture of the Aircraft Rescue and Fire Fighting (ARFF) Class 4 Truck and approve acceptance of FAA grant for 100% funding and move forward to County Council for approval.

The Vote -The motion was approved without objection.

HILTON HEAD ISLAND AIRPORT (HXD) – CONTRACT CHANGE ORDER NO. FOUR – QUALITY ENTERPRISES USA, INC. – RUNWAY 3 EXTENSION (FISCAL IMPACT:) INCREASE CONTRACT AMOUNT BY \$264,341,38 (95% IS GRANT-REIMBURSABLE)

Discussion: Jon Rembold stated a change order is primarily related to the installation of heavy-duty rubber mats at 420 airfield lights. Mats reduce vegetative growth at the light, increasing the effectiveness of the ground-mounted lights (safety), reduces maintenance costs, and improves the airport’s ability to meet stringent FAA Part 139 criteria.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Passiment to approve Contract Change Order No. Four, and move forward to County Council.

The Vote -The motion was approved without objection.

2021 HILTON HEAD ISLAND AIRPORT DIGITAL MARKETING SUMMER CAMPAIGN (FISCAL IMPACT: UPFRONT COST OF \$75,000.00 TO BE PAID IN INSTALLMENTS BY BEAUFORT COUNTY - 100% REIMBURSEMENT WILL COME FROM TOWN OF HILTON HEAD ISLAND 2021 TAX DOLLARS)

Discussion: Jon Rembold stated the Airport has worked cooperatively since 2019 with the Hilton Head Island-Bluffton Chamber’s Visitor and Convention Bureau to market the airport and the nonstop and one-stop service in key cities. These campaigns have increased awareness of the nonstop flights to HHH which benefits the Island and the County. Each year, the team is able to refine the program based on feedback from previous years and changing conditions in the market.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Passiment to approve the 2021 Hilton Head Island Airport Digital Marketing Campaign.

The Vote -The motion was approved without objection.

HILTON HEAD ISLAND AIRPORT (HXD) – JANITORIAL SERVICES - LOWCOUNTRY COMMERCIAL SERVICES – EMERGENCY PURCHASE FISCAL IMPACT: 90-DAY MONTH TO MONTH PROPOSAL - \$62,505.00 54000011-51210 (CLEANING SERVICES)

Discussion: Jon Rembold stated currently the county-wide cleaning service provider has not met the standards required at the airports and has demonstrated lack of desire and ability to improve. Therefore, the Airports Department, through County Purchasing, issued (RFP) HXD041321 in March for a new provider. The current provider ends service June 30, 2021. Several responses to the RFP were received but none were deemed satisfactory. In order to bridge a coming gap in service, the airport desires to contract with Lowcountry Commercial Services on a short-term basis.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Passiment to approve the 90-day janitorial contract in the amount of \$62,505.00 with Lowcountry Commercial Services.

The Vote -The motion was approved without objection.

TOWER OPERATING AGREEMENT BETWEEN FEDERAL AVIATION ADMINISTRATION (FAA) AND BEAUFORT COUNTY, HILTON HEAD ISLAND AIRPORT (HXD) – UPDATED SIGNATURES (FISCAL IMPACT: NONE)

Discussion: Jon Rembold stated Tower Operating Agreement currently in effect is dated 2012. The Federal Aviation Administration (FAA) has notified us of new personnel that will be signatories for an updated agreement.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Passiment to approve the updated Tower Operating Agreement.

The Vote -The motion was approved without objection.

RECOMMENDATION FOR FY22 CONTRACT RENEWAL APPROVALS FROM VARIOUS DEPARTMENTS TO THE PUBLIC FACILITIES COMMITTEE.

Discussion: Dave Thomas stated contract renewals. There are cost increases in some of the contracts are due to COVID-19, additions to services, and CPI adjustments. See the notes section on the attached summary sheet for each contract. Department backup support is also included and numbered to match the contract item number on the contracts list.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Howard to approve the contract renewals, and move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION OF AWARD FOR RFP 041621 RECYCLABLES COLLECTION AND PROCESSING SERVICES FOR BEAUFORT COUNTY (\$1,000,000)

Discussion: Jared Fralix stated the selection committee rated each proposal based on the ability of the vendor to provide recyclables collection and processing services for Beaufort County. This included rental of collection containers, transportation of containers for processing, processing of recyclables for the market, and sale of each commodity collected at the County Convenience Centers. The award will include County Convenience Center glass be offered to Glass WRX SC, located at 302 Parker Drive in the Beaufort Commerce Park. The initial contract term would be for 2-years from August 1, 2021, to July 31, 2023, with the option for three additional annual renewals.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Passiment to approve the recommendation of award for RFP 041621 Recyclables Collection and Processing Services to Waste Management and move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION OF AWARD FOR RFQ 043021E NEW RIVERSIDE VILLAGE PUBLIC LIBRARY ARCHITECTURE AND ENGINEERING SERVICES (\$566,500)

Discussion: Jared Fralix stated Beaufort County published a solicitation for Architecture and Engineering (A&E) services on March 31, 2021, to which six firms submitted qualifications. A committee of five evaluated the submissions and determined that McMillan-Pazden-Smith Architecture was the most qualified.

Motion: It was moved by Council Member Howard, seconded by Council Member Sommerville to approve the recommendation of award RFQ 043021E A&E Services to McMillan Pazdan Smith Architecture to move forward to County Council for approval.

The Vote -The motion was approved without objection.

RESOLUTION REVISING RESOLUTION 2020/26 REFLECTING THE APPROPRIATE AMOUNT OF CDBG AND LOCAL FUNDING CONTAINING THE REQUIRED COST SAVINGS LANGUAGE FOR THE DETOUR ROAD SIDEWALK EXTENSION PROJECT. (\$461,868)

Discussion: Jared Fralix stated Resolution 2020/26 authorized the County Administrator to make an application to the South Carolina Department of Commerce, Grants Administration for Community Enrichment Funds. Upon grant approval, the Department of Commerce requires a revised a resolution reflecting the project funding budget. Detour Road Sidewalk Extension has an overall cost of \$461,868. To supplement the cost of this project, Beaufort County received a Community Development Block Grant for \$200,000. This grant will be matched with \$61,868 from the Road Use Fees and \$250,000 from the Seabrook Solar Farm donation.

Motion: It was moved by Council Member Howard, seconded by Council Member Sommerville to approve the Resolution revising Resolution 2020/26 reflecting the appropriate amount of CDBG and local funding containing the required cost savings language for the Detour Road Sidewalk Extension Project and move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION OF AWARD FOR IFB #051321– BREWER MEMORIAL STORMWATER IMPROVEMENTS (\$371,212.71)

Discussion: Jared Fralix stated as development pressures increase in the County, there is a continuous need to protect our creeks and rivers in the area. Therefore, Beaufort County Stormwater designed a project to address Stormwater improvements to be built at Brewer Memorial Park, a passive park co-owned by the Beaufort County Open Land Trust. This project will treat previously untreated runoff from the roadway, before discharge to Factory Creek. Beaufort County Stormwater has recommended the contract for construction be awarded to Truluck Construction, Inc. the lowest, most responsible bidder.

Motion: It was moved by Council Member Howard, seconded by Council Member Sommerville to approve the recommendation of award for IFB#051321 – Brewer Memorial Stormwater Improvements to Truluck Construction, Inc and move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION OF AWARD NON-COMPETITIVE CONTRACT WITH UNIVERSITY OF SOUTH CAROLINA BEAUFORT (USCB) WATER QUALITY LAB (\$170,000.00)

Discussion: Jared Fralix stated the County’s mission is to protect our water resources, the County has contracted with the University of South Carolina Beaufort (USCB) since 2013. The county would like to continue its water quality efforts with the Water Quality Lab at USCB. The current contract expires at the end of June. This contract also supports work done within the City of Beaufort and the Town of Port Royal limits, which is cost-shared through Stormwater Utility Fees. Cost-share concurrence letters from both municipalities have been obtained.

Motion: It was moved by Council Member Howard, seconded by Council Member Sommerville to approve the recommendation of Non-Competitive Contract award to USCB for \$170,000.00 and move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION OF AWARD IFB#051121E BATTERY CREEK POOL RESURFACING (\$67,850)

Discussion: Jared Fralix stated Battery Creek Pool Resurfacing Scope of work includes draining the pool, identifying, and repairing delaminated surfaces, and resurfacing with quartz plaster, refilling, and balancing water in preparation for use. The work shall include permits, fees, and DHEC approval documents for the work. Anderson Pool's bid has been reviewed and is deemed responsive. Additionally, they have completed two Beaufort County pool projects and are currently under contract to resurface the Bluffton pool.

Motion: It was moved by Council Member Howard, seconded by Council Member Sommerville to approve the recommendation of award for IFB#051121E Battery Creek Pool Resurfacing to Andersen Pool Plastering, Inc.

The Vote -The motion was approved without objection.

HVAC 1501 BAY STREET

Discussion: Jared Fralix stated old Courthouse that the Sheriff will be moving in needs a new HVAC system. Beaufort County received 2 bids however due to manufacturing restraints due to COVID the bid of \$983,059 was chosen. Funded through a transfer from the Sheriff's Department.

Motion: It was moved by Council Member Howard, seconded by Council Member Sommerville to approve the bid for the new HVAC system for the Sheriff's Department on 1501 Bay street.

The Vote -The motion was approved without objection.

278 FLYOVER DRAINAGE CORROSION IMPROVEMENTS

Discussion: Jared Fralix stated staff recognized there is erosion at the outlet structures built in the roadway and needs repair quickly. We put it out in the bid and we had two bidders Trula Construction was the lowest bid of \$147,530 with a 10% contingency, the total cost from this project is \$162,283 and this funding would come from stormwater funds as well with a balance of \$350,000 so staff recommends the award of the 278 ft or drainage erosion control improvements to Trula Construction.

Motion: It was moved by Council Member Howard, seconded by Council Member Sommerville to award Trula Contract with the drainage erosion improvement project and move forward to County Council.

The Vote -The motion was approved without objection.

PATHWAYS PROJECT VIRTUAL PUBLIC MEETING SUMMARY – RIBAUT ROAD SIDEWALK AND BLUFFTON PARKWAY PATHWAY

Discussion: Jared Fralix stated Resolution 2019-44, Beaufort County is to conduct two public meetings on each of the projects associated with the 2018 One-Cent Sales Tax Referendum. From March 15, 2021, to April 11, 2021, Beaufort County's hosted the second public meeting for the Ribaut Road sidewalk and the Bluffton Parkway pathway. Due to the pandemic, this meeting was held virtually at www.beaufortcountypenny.com.

Status: For Information Purposes Only

A RESOLUTION ESTABLISHING RIGHT-OF-WAY ACQUISITION POLICIES ASSOCIATED WITH THE IMPLEMENTATION OF 2018 ONE-CENT SALES TAX REFERENDUM PROJECTS APPROVED BY VOTERS NOVEMBER 6, 2018.

Discussion: Jared Fralix stated on November 18, 2019, County Council adopted Resolution 2019-44 authorizing the acquisition of all right of ways needed by way of negotiations by agents or administrators of Beaufort County for the 2018 One-Cent Sales Tax Program. To expedite the acquisition process necessary for project completion, exceptions to the current property purchasing standards need to be addressed as the program is governed by an Intergovernmental Agreement with the South Carolina Department of Transportation (SCDOT) and shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646), as amended, and S.C. Code of Laws Titles 57 and 28, as amended. The Resolution authorizes delegate negotiating authority as follows:

1. County Administrator up to \$500,000
2. Assistant County Administrator – Engineering up to \$250,000
3. Director of Transportation Engineering up to \$100,000
4. Right of Way Manager up to \$50,000

Motion: It was moved by Council Member Sommerville, seconded by Council Member Lawson to implementation of 2018 One-Cent Sales Tax Referendum projects approved by voters November 6, 2018, move forward to County Council for approval.

The Vote -The motion was approved without objection.

LAND ACQUISITION – FACTORY CREEK M2 PROJECT – PARCEL #R200 015 000 0559 0000 (\$1.00)

Discussion: Jared Fralix stated the County entered a Public-Private Partnership with the Developer of Academy Estates to design and build a regional Stormwater pond for water quality and water quantity control. After the development of the pond, the County is to purchase the property for the sum of \$1.00 from the developer, and the County will take over the ownership and maintenance of the pond. The contract was extended for one year at the request of the developer from completion on 3/32/2020 to 3/23/2021. All development has been completed and the developer has met all requirements of the agreement dated 10/18/2017.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Lawson to approve the recommendation of land acquisition from Academy Estates LLC for \$1.00.

The Vote -The motion was approved without objection.

BEAUFORT COUNTY STORMWATER – DESIGNATION OF PUBLIC WORKS ENFORCEMENT OFFICERS (NO FISCAL IMPACT)

Discussion: Jared Fralix stated as the Lowcountry of South Carolina experiences development pressures, Beaufort County recognizes the need for stronger enforcement of the Beaufort County Stormwater Ordinance to have compliance with approved Stormwater Permits.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Lawson to designate Beaufort County Stormwater staff as Public Works Enforcement officers to move forward to County Council for approval.

The Vote -The motion was approved without objection.

WRAP UP DISCUSSION ON DAUFUSKIE ISLAND FERRY AND BUCKINGHAM LANDING

No action is required.

LITTERING DISCUSSION

Moving to the next Committee meeting.

CHAIRMEN WRAP UP

ADJOURNMENT

The meeting was adjourned at 4:25 PM