



MINUTES
OCONEE COUNTY COUNCIL MEETING
Workshop Meeting
September 28, 2010

MEMBERS, OCONEE COUNTY COUNCIL

Mr. Reg Dexter, District V, Council Chairman
Mr. Joel Thrift, District IV, Vice Chairman
Mr. Wayne McCall, District II, Chairman Pro Tem
Mr. Paul Corbeil, District I
Mr. Mario Suarez, District III

Oconee County Council met on Tuesday, September 28, 2010 at 7:00 AM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Scott Moulder and Clerk to Council, Elizabeth G. Hulse present.

Guests Present: Sheriff James Singleton, Major Steve Pruitt and Mr. Joe Lee, Carter Goble Lee [Project Management Company]

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeese.com/council]. In addition it was made available [upon request] to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Dick Mangrum – WGOG Radio, Ray Chandler – Anderson Independent & Carlos Galarza - Daily Journal.

Call to Order: Mr. Dexter called the meeting to order at 7:00 a.m.

Workshop Discussion & Possible Action to discuss proposed plans/options for a new jail:

Mr. Moulder along with Mr. Lee addressed Council noting that options for privatization and a joint facility with Anderson County were explored but were not financially feasible.

Mr. Moulder and Mr. Lee proposed a Project Task Outline [copy filed with these minutes] prepared in conjunction with Procurement noting key areas as follows:

- [1] Size of the facility to be 192 bed pre-trial center [to include male pre-trial and female pre-trial and sentenced inmates] with food and laundry services for 288 beds and to continue utilizing the existing jail for male sentenced inmates,
- [2] Approve a custom Integrated Project Delivery [IPD] utilizing separate Construction Manager [CM] at Risk and Architectural contracts, and
- [3] Approve issuance of RFQ's for Architect and CM at Risk and schedule.

Mr. Moulder outlined the rationale for the recommendation for the IPD and the CM at Risk noting the following key issues:

- Both the CM at Risk and the Architect are hired by Oconee County separately and they each would report directly to the County.
- The Architect would be accountable to Oconee County and not the contractor as in a Design Build scenario.
- The County will likely see cost savings as we will have full control over both the CM at Risk and Architect through out the process.

- This method allows for checks and balances to be put into place thereby eliminating the CM at Risk and Architect from looking out for each other before the county.
- This method allows the County to be involved with all parties at the table to assist with the design of the facility and it allows the County to have design input at front end of the project.
- This method will allow the CM at Risk to help identify potential cost saving ideas that the Architect might not be aware of based on the CM's previous experience.

Discussion followed. Mr. Lee noted that utilizing the old facility for sentenced male inmates will not require major renovations as the use would be a continuation of the existing use only for a smaller population.

Ms. Courtright, Procurement Director, addressed Council regarding the RFQ, RFP processes and provided them a Proposed Schedule for Detention Center Project [copy filed with these minutes]. During this discussion Mr. Moulder reminded all those present that once the RFQ's have been issued that all contacts from interested vendors, public, etc. are to be sent to either Ms. Courtright or his offices – Council members and other staff are strictly prohibited from answering questions or inquiries on these matters and if a company contacts others they could potentially be disqualified from consideration in the process.

Lastly, Mr. Moulder addressed funding for the project. He stated that after careful review of the scope of the project to include all fees and construction costs the request before Council is to approve an estimate of \$14,000,000 to \$17,000,000. Mr. Lee stated that he expects the cost to be closer to the \$14 million range as the integrated project delivery system with a CM at Risk and separate Architect are highly competitive.

Mr. Moulder also outlined potential funding options to include General Obligation [GO] Bonds or a combination of GO Bonds and funds from the General Fund. He provided the following estimates for funding a GO Bond for an estimated \$15 million:

Term	Percentage Rate	Annual Payment	Estimated Millage
15 years	3.75% estimate [rate as of 9/3/10]	\$1,325,000	2.5 – 3.0
20 years	4.25% estimate [rate as of 9/3/10]	\$1,129,000	2.2 – 2.3
25 years	4.50% estimate [rate as of 9/3/10]	\$1,012,000	2.0

Mr. Moulder also stated that use of Recovery Bonds may be an option for this project also. Lengthy discussion followed regarding all aspects of the project.

Following the presentation by Mr. Moulder and Mr. Lee, and based on the foregoing justifications, Mr. Corbeil made a motion, seconded by Mr. McCall, approved 5 – 0 to direct the County Administrator to release the necessary advertisements, implement the proposed schedule and to approve the CM at Risk method for this project.

Other Business:

November Council Meeting Schedule Change

Council agreed to alter their November 2010 regular meeting schedule to meet on Tuesday, November 9, 2010 and Tuesday, November 23, 2010 at 6:00 p.m. so as to not conflict with Election Day scheduled for Tuesday, November 2, 2010. The meetings originally scheduled for November 2, 2010 and November 16, 2010 have been cancelled.

Adjourn:

Mr. Thrift made a motion at 8:03 a.m. to adjourn the meeting. The motion was approved unanimously.

Respectfully Submitted:

Elizabeth G. Hulse, Clerk to Council