

PUBLIC WORKS AND UTILITIES

Monday, February 7, 2022

A meeting of the Public Works and Utilities Committee was held this date A meeting of the Public Works and Utilities Committee was held this date held this date using Conference Call Number: 1-929-205-6099 and Access Code: 592 385 519: beginning at 4:37 pm. Notice of this meeting was sent to the news media.

PRESENT

Committee Members: Councilmember Perry K. Waring, Chair, Mayor John J. Tecklenburg, Councilmember A. Peter Shahid, Jr., Councilmember Ross A. Appel, Councilmember Mike Seekings and Councilmember Stephen M. Bowden.

City Staff: Mr. Tom O'Brien Director of Public Service, Mr. Matthew Fountain, Director Storm Water Management, Mr. Edmund Most, Deputy Director Parks, Ms. Mallary Scheer, Assistant Corporation Counsel, Mrs. Melissa Cruthirds, Assistant Corporation Counsel, Mr. Richard Jerue, Senior Advisor to the Mayor, Mrs. Tracy McKee, Chief Innovation Officer, Mr. Andrew Dickson, Network Engineer and Ms. Jennifer Cook, Clerk of Council.

A. Invocation

Councilmember Bowden opened the meeting with an invocation.

B. Approval of Public Works and Utilities Committee Minutes:

1. January 10, 2022
2. January 22, 2022

On motion of Mayor Tecklenburg, seconded by Councilmember Shahid, the Committee voted unanimously to approve the January 10, 2022 and January 22, 2022 minutes as distributed.

C. Request to Set a Public Hearing

None

D. Old Business

None

E. Acceptance and Dedication of Streets

1. Authorization to notify SCDOT that the City will accept maintenance of 5,152 LF of a 5' concrete sidewalk and a 20' boardwalk to be constructed within the r/w of Bear Swamp Road (S-10-384)

On motion of Mayor Tecklenburg, seconded by Councilmember Appel the committee voted unanimously to approve authorization to notify SCDOT that the City will accept maintenance of 5,152-LF of a 5' concrete sidewalk and a 20' boardwalk to be constructed within the r/w of Bear Swamp Road (S-10-384).

In response to a question from Mayor Tecklenburg, Mr. O'Brien replied yes this was a case where South Carolina Department of Transportation (SCDOT) insisted upon the City of Charleston take ownership otherwise they would not do the improvements. He noted the developer would pay all associated costs. The Mayor felt this was a great opportunity.

F. Requests for Permanent Encroachments

None

G. Temporary Encroachments Approved by Department of Public Service – for information only

1. 15 Paddlecreek Avenue- install non-standard material in driveway in the City r/w. This encroachment is temporary.
2. 535 Lesesne Street- install irrigation encroaching in the City r/w. This encroachment is temporary.
3. 585 Compass Road- install irrigation encroaching in the City r/w. This encroachment is temporary.
4. 3 Broad Street, Suite 405, Marin & Barrett Law Firm- installing right angle sign over sidewalk. This encroachment is temporary.
5. 79 Dalton Street- installing fence encroaching in a City drainage easement. This encroachment is temporary.

Mr. O'Brien conveyed all of the encroachments were inspected and approved by staff.

Councilmember Shahid asked Mr. Obrien to check into a sign that was hanging at the south side of Broad and King Streets. Mr. O'Brien replied he would first thing in the morning.

H. Public Service Department Update

1. Update on New Public Works Facility

Mr. Most displayed and reported on a slide entitled, "PROFESSIONAL SERVICES SOLICITATION AND CONTRACT APPROVAL SCHEDULE."

The entire procurement process took approximately six to ten months to get a design team on board. Currently, staff was in the midst of negotiating the scope of services and contracts. They anticipate having these documents ready to present to Council by late March or early April 2022.

Mayor Tecklenburg had some environmental concerns given the site was used as a storage facility for fertilizer. Mr. Most replied at present the City had not address environmental concerns. However staff did reach out to S&ME, Inc., who was most familiar with the property, and discussed both the Voluntary Cleanup Contract (VCC) and the Soil Management Plan (SMP). Typically, the City would work with the vendor, in this case S&ME, to put together a SMP that would be included in the cost estimate submitted by the general contractor when preparing the budget. Mr. Most mentioned because the former and proposed use was industrial there would be a lower cleanup standard unlike what was done for the African American Museum.

Councilmember Shahid asked whether the intent was to pick up everything from the present site and place it at the proposed location. Mr. Most replied they wanted to maximize what was placed on this site. Some uses require more land but less personnel. The challenge here would be the needs of the different departments for storage and laydown areas that was not present at Milford Street.

Councilmember Shahid stated he would like to hear from Fire Chief Curia what his need would be.

Mrs. Wharton stated they had conversations with both Fire Chief Curia and Police Chief Reynolds and they would like to have one location for both their training to be located on, a public safety complex. Councilmember Shahid thanked Mrs. Wharton.

The Chair asked for the current acreage of the Milford site. Mayor Tecklenburg replied the proposed site was approximately 12-acres and the current site was larger approximately 15 to 18 acres.

The Chair asked Mr. Most given the current and future growth of City how many acres would he recommend. Mr. Most replied he did site planning for 30-years and first he needed to know the needs and requirements from all the different departments before committing to something like that. He honestly had no idea what that number would be. An example of some of the potential needs of the future was electric charging vehicles and bays. Though the City was not installing them today it was something the City would be thinking about it for the future.

The Chair asked would it be wise to look at an alternative site that was larger than the current site. Mr. Most replied there was a density of services that were necessary, presently here. The City owned the W.R. Grace site that was located within the TIF district. It made sense to continue planning with this piece of land the City currently owned. Then after going through the study and see how much land was needed instead of looking elsewhere right now. The timeline of three years made him nervous given the time it took to go through the procurement process, it was imperative to seriously consider this piece of land first.

The Chair thanked Mr. Most stating he was always informative.

I. Stormwater Management Department Update

1. Medical District Tunnel Extension at Ehrhardt St – Recommend Approval to award a construction contract with Triad Engineering and Contracting Company in the amount of \$12,487,790.00 for the construction of a stormwater tunnel and drop shaft structure that will service a portion of the medical district and will provide a drainage connection between the Medical District and the Spring/Fishburne drainage tunnel network. With the approval of this project budget, Staff is authorized to award/amend contracts less than \$40,000.00 to the extent project contingency funds exist in the Council Approved Budget. Approval of this contract will institute a project budget of \$17,855,519.00 with \$9,964,190.00 coming from a HUD CDBG-MIT Grant and \$7,891,320.00 from the Drainage Fund.

On motion of Councilmember Shahid, seconded by Mayor Tecklenburg the Committee voted unanimously to approve Medical District Tunnel Extension at Ehrhardt St – award a construction contract with Triad Engineering and Contracting Company in the amount of \$12,487,790.00 for the construction of a stormwater tunnel and drop shaft structure that will service a portion of the medical district and will provide a drainage connection between the Medical District and the Spring/Fishburne drainage tunnel network. With the approval of this project budget, Staff is authorized to award/amend contracts less than \$40,000.00 to the extent project contingency funds exist in the Council Approved Budget. Approval of this contract will institute a project budget of \$17,855,519.00 with \$9,964,190.00 coming from a HUD CDBG-MIT Grant and \$7,891,320.00 from the Drainage Fund.

2. Medical District Tunnel Extension at Ehrhardt St – Recommend Approval of Fee Amendment #4 for \$2,482,200.00 with Davis & Floyd to provide construction

contract management, construction-phase engineering, assurance and acceptance inspection, sampling, testing, and construction survey verifications.

On motion Councilmember Seekings, seconded by Mayor Tecklenburg the Committee voted unanimously to approve the Medical District Tunnel Extension at Ehrhardt St – approve Fee Amendment #4 for \$2,482,200.00 with Davis & Floyd to provide construction contract management, construction-phase engineering, assurance and acceptance inspection, sampling, testing, and construction survey verifications.

Councilmember Seekings asked if in the future for the Committee to get a report back from Mr. Fountain on the Calhoun West Project and the design team Davis and Floyd and Black & Veatch. Mr. Fountain replied yes, staff would do a short presentation at the next meeting.

3. Spring/Fishburne Phase 4 – Recommend Approval of the Purchase of a Diesel Generator Set from Blanchard Machinery under State Contract as owner supplied equipment. The funding for this item is included in the Phase 4 Project Budget.

Mr. Fountain added the cost was \$140K.

On motion of Councilmember Seekings, seconded by Councilmember Bowden the committee voted unanimously to approve the Spring/Fishburne Phase 4 – approve the Purchase of a Diesel Generator Set from Blanchard Machinery under State Contract as owner supplied equipment. The funding for this item is included in the Phase 4 Project Budget.

J. Miscellaneous or Other New Business

None

On motion of Councilmember Shahid, and by acclimation of the committee the meeting adjourned at 4:59 pm.

Vanessa Ellington
Clerk of Council's Office