

COUNTY COUNCIL OF BEAUFORT COUNTY

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AGENDA  
JOINT MEETING  
PUBLIC FACILITIES AND COMMUNITY SERVICES  
COMMITTEES  
Monday, April 19, 2010  
4:00 p.m.  
Conference Room, Building 2  
Beaufort Industrial Village  
102 Industrial Village Road, Beaufort

Committee Members:

Herbert Glaze, Chairman  
Steven Baer, Vice Chairman  
Gerald Dawson  
Brian Flewelling  
William McBride  
Paul Sommerville  
Jerry Stewart

Staff Support:

Rob McFee, Division Director

Committee Members

William McBride, Chairman  
Gerald Dawson, Vice Chairman  
Steven Baer  
Rick Caporale  
Herbert Glaze  
Stu Rodman  
Laura Von Harten

Staff Support

Morris Campbell, Division Director

- 4:00 p.m. 1. CALL TO ORDER
2. CONSIDERATION OF CONTRACT AWARD
- Selection of Architectural Firm for Design and Development of the St. Helena Library at Penn Center
3. ADJOURNMENT

| County TV Rebroadcast |            |
|-----------------------|------------|
| Tuesday               | 4:00 a.m.  |
| Tuesday               | 11:00 p.m. |
| Wednesday             | 6:00 p.m.  |

| Public Facilities      |           |          |
|------------------------|-----------|----------|
| Date                   | Time      | Location |
| April 27               | 4:30 p.m. | ECR      |
| May 25                 | 4:30 p.m. | ECR      |
| June 29                | 4:30 p.m. | ECR      |
| July 27                | 4:00 p.m. | ECR      |
| August 24              | 4:00 p.m. | ECR      |
| September 28           | 4:00 p.m. | ECR      |
| October 26             | 4:00 p.m. | ECR      |
| November 23            | 4:00 p.m. | ECR      |
| No Meeting in December |           |          |

A quorum of Council may be in attendance at all Committee meetings.  
Please silence your cell phone during the meeting.



COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION

Building 3, 102 Industrial Village Road  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Phone: (843) 470-2625 Fax: (843) 470-2630

TO: Councilman Herbert N Glaze, Chairman, Public Facilities Committee  
Councilman William L. McBride, Chairman, Community Services Committee

VIA: Gary Kubic, County Administrator  
Bryan Hill, Deputy Administrator  
David Starkey, Chief Financial Officer  
Robert McFee, Director of Engineering and Infrastructure

FROM: Bob Klink, County Engineer

SUBJ: Architectural and Engineering Design Services for the Design of the Beaufort County St. Helena Island Public Library - RFQ # 2909/090456

DATE: April 14, 2010

**BACKGROUND.** Beaufort County Council adopted a resolution on April 12, 2010 to utilize a 10-acre parcel donated by Penn Center, an \$8.5 million dollar USDA grant/loan package and a \$1.5 million dollar Community Enrichment Grant (CDBG) to develop and construct the St. Helena Island Public Library at Penn Center.

Beaufort County advertised a Request for Qualifications (RFQ's) from design firms for architectural, landscape architectural and engineering design services for the St. Helena Island Public Library. On 5/07/09, Beaufort County received 24 RFQ's from the following firms:

LS3P Associates Limited  
205 1/2 King Street  
Charleston, SC

FWA Group  
10 Executive Park Road  
Hilton Head Island, SC

McCleskey Architects  
62 Arrow Road  
Hilton Head Island, SC

McKellar & Associates  
941 Houston Northcut Boulevard  
Mt Pleasant, SC

Perkins & Will  
1382 Peach Tree Street NE  
Atlanta, GA

Design Group  
515 east Main Street  
Columbus, OH

AAG Associates  
37 Marsh Ellen Drive  
Beaufort, SC

Rosenblum Coe Architects Inc  
121 Wentworth Street  
Charleston, SC

Creech & Associates  
127 West Worthington Ave  
Charlotte, NC

Giffels, LLC  
127 Dunbar Street  
Spartanburg, SC

Neal Prince Architects  
110 West North Street Suite 300  
Greenville, SC

Allison Ramsey Architects  
1003 Charles St.  
Beaufort, SC

R.W. Chambers  
127 Dunbar Street  
Spartanburg, SC

Watson Tate Savory Architects  
1316 Washington St.  
Columbia, SC

Holzheimer Bolek - Meehan  
7227 Chagrin Road  
Chagrin Falls, OH

Gantt Huberman Architects  
500 North Tryon Street  
Charlotte, NC

DP3 Architects  
211 East Broad Street  
Greenville, SC

Hecht Burdeshaw Architects, Inc.  
8<sup>th</sup> thru 11<sup>th</sup> St. Suite 300  
Columbus, GA

Thomas & Denzinger Architects  
73 1/2 State Street  
Charleston, SC

David Manning Architects  
508 Walnut Street  
Camden, SC

Montgomery Architecture  
404 Ribaut Road  
Beaufort, SC

Coast Architects  
671 St. Andrews Blvd  
Charleston, SC

Greenline Architecture  
28 East 35<sup>th</sup> Street  
Savannah, GA

Liollio Architecture  
147 Wapoo Creek Dr.  
Charleston, SC

A committee consisting of the following individuals was assembled:

- Beaufort County Libraries Director
- Beaufort County Capital Improvement Project Implementation Manger
- Beaufort County Capital Improvement Project Manager
- Beaufort County Community Services Director
- Beaufort County Libraries Board of Trustees member
- Penn Center Board of Trustees member

The committee was tasked with evaluating and selecting the highest ranking firms based on qualifications and experience. The following four firms were ranked highest and were selected for interviews by the committee:

Allision Ramsey Architects  
1003 Charles Street  
Beaufort, SC

FWA Group  
10 Executive Park Road  
Hilton Head, SC

Liollio Architecture  
147 Wapoo Creek Dr.  
Charleston, SC

DP3 Architects  
211 East Broad St.  
Greenville, SC

As a result of the interviews, Liollio Architecture was ranked number one and was selected for subsequent fee negotiations with the Engineering Division.

Proposed fees are broken into the following two categories:

1. Variable design fee based on building size: The exact size of the building has not yet been determined; therefore, the basic design fee is variable in relationship to the size of the building. This fee equates to 7.1% of construction cost or \$19.525/sf assuming an average construction cost of \$275/sf. For example, the fee for a 30,000 sf facility would cost \$585,750.

Additional examples of fee vs. building size

| Building Size Square Feet | Average Cost Per SF | Estimated Construction Cost | Fee Factor | Fee based on Building size |
|---------------------------|---------------------|-----------------------------|------------|----------------------------|
| 20,000                    | \$275               | \$5,500,000                 | 0.071      | \$390,500                  |
| 25,000                    | \$275               | \$6,875,000                 | 0.071      | \$488,125                  |
| 30,000                    | \$275               | \$8,250,000                 | 0.071      | \$585,750                  |
| 35,000                    | \$275               | \$9,625,000                 | 0.071      | \$683,375                  |

2. Fix Design Fees: Fixed fees will remain constant regardless of building size. The proposed fixed fees are listed below:

| <b>Fix Design Fees - Additional Services</b> |  |                  |
|--|--|------------------|
| 2.1  | Site Option Studies                                | \$29,871         |
| 2.2  | Library Planning                                   | \$48,554         |
| 2.3  | Cultural Anthropologist                            | \$18,792         |
| 2.4  | Cost Control Estimations                           | \$18,911         |
| 2.5  | LEED Certification                                 | \$128,357        |
| 2.6  | On Site Topographic Survey                         | \$6,960          |
| 2.7  | On Site Landscape Design                           | \$24,177         |
| 2.8  | Acoustical Engineering                             | \$8,993          |
| 2.9  | Off-Site Civil - Paved Road to Ernest Drive        | \$63,000         |
| 2.10   | Off-Site Landscape - Paved Road to Ernest Drive    | \$18,503         |
| 2.11   | Off-Site Civil - Pervious Road to MLK Drive        | \$35,875         |
| 2.12   | Off-Site Landscape - Pervious Road to MLK Drive    | \$24,925         |
| 2.13   | Off-Site Water & Sewer                             | \$21,465         |
| 2.14   | Off-Site BJHCHS Surveying                          | \$7,250          |
| 2.14A  | Off-Site Access, Right-of-Way, & Utility Surveying | \$6,062          |
| 2.15   | Wetlands Delineation                               | \$3,930          |
| 2.16   | Traffic Engineering                                | \$9,720          |
| 2.17   | Archeology Phase 1                                 | \$29,228         |
| 2.18   | Archeology Phase 2                                 | \$86,314         |
| 2.19   | FF&E   | \$35,000         |
| <b>Total Additional Services</b>             |  | <b>\$625,887</b> |

|   |                    |
|---|--------------------|
| Variable design fee based on building size (assuming 30,000 SF) | \$585,750          |
| Fixed design fees   | \$625,887          |
| <b>Total design fee</b>   | <b>\$1,211,637</b> |

The proposed fees were found to be fair and reasonable. Pricing is in compliance with the office of the State Engineer's offices guidelines for this size project and scope of work. Liollo Architecture proposes to use 40% local sub-consultants. This structure will be elevated to avoid flooding under extreme hurricane conditions, utilize the latest in fiber optic technology and will have back up generator power.

FUNDING. Utilize the \$8.5 million dollar USDA grant/loan package and the \$1.5 million dollar Community Enrichment Grant (CDBG) as described on the attached resolution.

RECOMMENDATION. The Public Facilities Committee and Community Services Committee approve and recommend to County Council approval of a design contract award to Liollo Architecture for the design of the St. Helena Island Public Library at Penn Center in the amount of \$1,211,637 and funded as proposed above.

Attachments: 1) Location Map  
2) County Council Resolution #R 2010-9

REK/DH/mjh

cc: Morris Campbell, Dave Thomas, Wlodek Zaryczny

RFQ/St.HelenaLib/PFCapp

**RESOLUTION**

**WHEREAS**, the St. Helena Island of Beaufort County is a distressed, low-to-moderate income community with a significant need for educational resources and workforce development opportunities; and

**WHEREAS**, it is a designated priority of Beaufort County Council to provide the children and residents of the St. Helena Island area with a full service public library to enhance their educational, historical, cultural and human resource development; and

**WHEREAS**, the completion of this project would directly benefit St. Helena Island residents of which fifty-six percent (56%) have low-to-moderate incomes; and

**WHEREAS**, the members of Beaufort County Council have designated the development and construction of the St. Helena Island public library project as a priority need; and

**WHEREAS**, on May 8, 2006 the members of Beaufort County Council authorized a general obligation borrowing of five million dollars (\$5,000,000) for the construction of a new St. Helena Island public library; and

**WHEREAS**, on September 25, 2006 the members of Beaufort County Council established a goal of ten million dollars (\$10,000,000) for the development of the St. Helena Island public library, five million dollars (\$5,000,000) from County sources, one million dollars (\$1,000,000) from the State Library System and four million dollars (\$4,000,000) from federal sources; and

**WHEREAS**, on March 7, 2007, Beaufort County Administration requested a four million dollar federal earmark (\$4,000,000) for the development of a St. Helena Island library; and

**WHEREAS**, on September 4, 2007 the members of Board of Penn Center, Inc. pledged the donation of ten acres of their Penn Center site to build the St. Helena Island public library at Penn Center; and

**WHEREAS**, on August 25, 2008 the members of Beaufort County Council unanimously authorized the borrowing of five million dollars (\$5,000,000) for the construction of the St. Helena Island public library at Penn Center; and

**WHEREAS**, on February 23, 2009 the members of Beaufort County Council unanimously ranked the construction of the St. Helena Island public library at Penn Center as the second priority for 2009 Community Development Block Grant funds; and

**WHEREAS**, on September 14, 2009 the members of Beaufort County Council unanimously approved a Community Development Block Enrichment grant application for five hundred thousand dollars (\$500,000) for the St. Helena Island public library at Penn Center; and

**WHEREAS**, on September 28, 2009 the members of Beaufort County Council received notice of the preliminary approval of a three million, seven hundred thousand dollar (\$3,700,000) American Recovery Act of 2009 (Rural Development) grant for the St. Helena Island public library at Penn Center; and

**WHEREAS**, on December 14, 2009 the members of Beaufort County Council acknowledged the receipt of a one and one-half million dollar (\$1,500,000) Community Enrichment Grant (CDBG) for the construction of the St. Helena Island public library at Penn Center; and

**WHEREAS**, on February 4, 2010 the members of Beaufort County Administration were advised of a loan and grant offer available from the United States Department of Agriculture (USDA) in conjunction with the American Recovery Act of 2009 for rural library development; and

**WHEREAS**, the funding goals for St. Helena Island public library at Penn Center can be achieved using these loan and grant resources; and

**WHEREAS**, the use of these loan and grant funding opportunities will enhance Beaufort County's 2010 Capital Improvement Program;

**NOW, THEREFORE, BE IT RESOLVED** by the County Council of Beaufort County, South Carolina, that

1. Members of Beaufort County Council hereby endorses the St. Helena Island public library project at Penn Center for the children and residents of St. Helena Island area; and
2. The members of Beaufort County Council on behalf of all of the residents of Beaufort County accept the generous offer of the Penn Center Board of Directors to use approximately ten acres of the Penn Center campus as the future site for the St. Helena Island public; and
3. The Beaufort County Administration is authorized to submit a request to the United States Department of Agriculture (USDA) to provide eight million, five hundred thousand dollars (\$8,500,000) in a grant and loan combination for the development and construction of the St. Helena Island public library; and
4. The USDA grant and loan combination represents a two million, five hundred thousand dollars (\$2,500,000) grant with a six million dollars (\$6,000,000), forty (40) year, four percent (4%) loan (EPR of two point four (2.4%)); and
5. The Beaufort County Administration will move expeditiously to utilize the donation of the Penn Center property, the 8.5 million USDA grant and loan and the 1.5 million dollar Community Enrichment Grant (CDBG) to develop and construct the St. Helena Island public library at Penn Center.

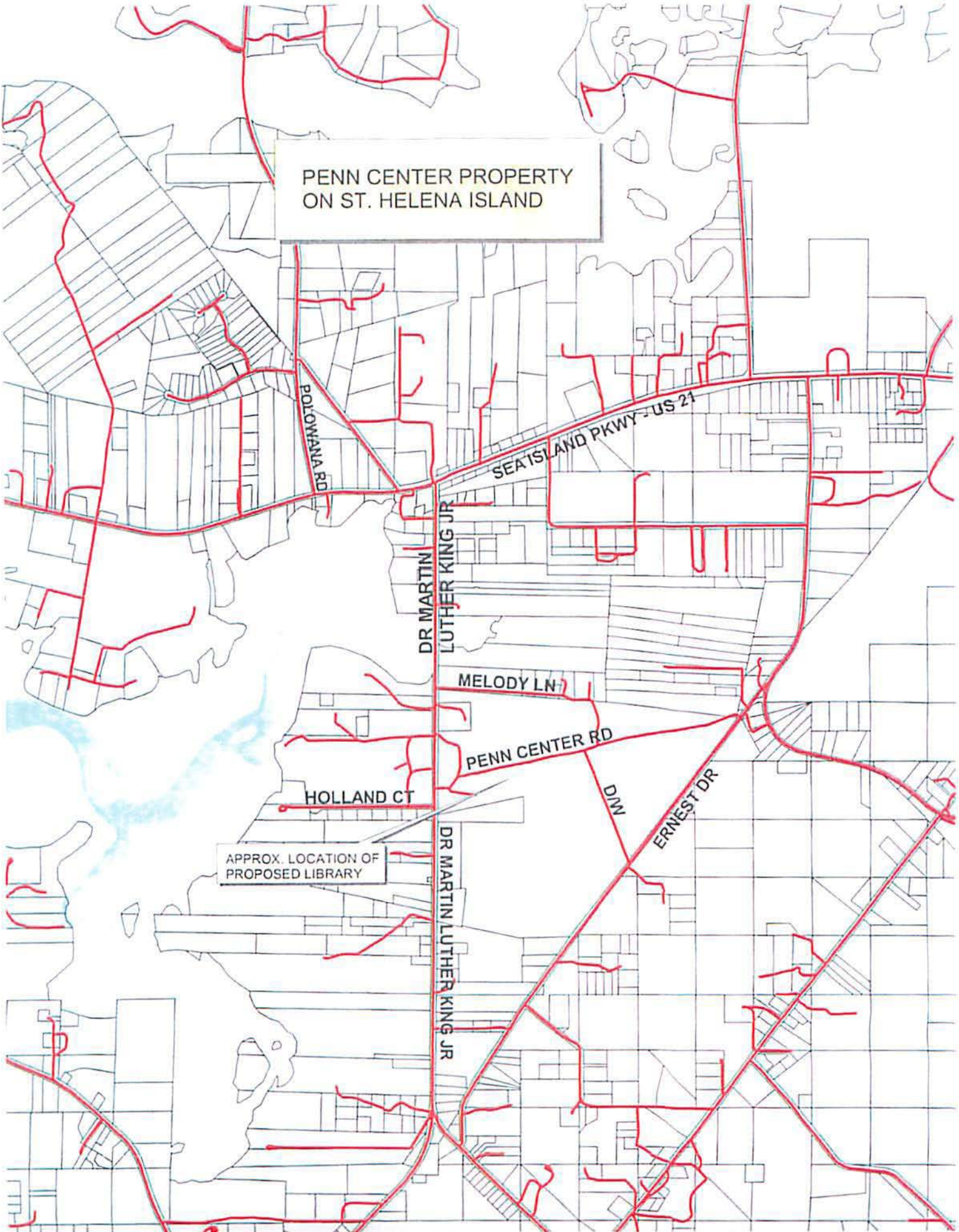
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
Wm. Weston J. Newton, Chairman

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council



PENN CENTER PROPERTY  
ON ST. HELENA ISLAND

PLOWANA RD

SEATSLAND PKWY - US 21

DR MARTIN  
LUTHER KING JR

MELODY LN

PENN CENTER RD

HOLLAND CT

D/W

ERNEST DR

APPROX. LOCATION OF  
PROPOSED LIBRARY

DR MARTIN LUTHER KING JR