

APPROVED MINUTES
CHARLESTON COUNTY PARK & RECREATION COMMISSION
REGULAR COMMISSION MEETING
861 RIVERLAND DRIVE, CHARLESTON, SC, 29412
MONDAY, FEBRUARY 24, 2020

Commission Members Present: Mr. Teddy Manos, Mr. Eduardo Curry, Ms. Dale Aren, Ms. Mattese Lecque, and Mr. Brad Taggart

Commission Members Absent: Mr. Collin Bruner and Ms. Lisa King

Staff Present: Mr. David Bennett, Mr. Kevin Bowie, Mr. Charlie McManus, Mr. Phil Macchia, Ms. Gina Ellis-Strother, Mr. Greg Elliott, Ms. Jan Coulter, Ms. Patty Newshutz, Ms. Renee Dickinson, Mr. Steve Hutton, Mr. Tommy Hale, Ms. Shanté Ellis, Ms. Beth Burkett, Mr. Bruce Wright, Ms. Lanna Wright, Mr. Eric Stewart, and Mr. Mark Patrick.

Legal Counsel Not Present: Mr. Dwayne Green

Guests Present: None

I. Call to Order and Welcome

A. Introduction of Guests and Notification to Media

The Charleston County Park & Recreation Commission met on Monday, February 24, 2020 at the CCPRC Headquarters, Charleston, SC. Mr. Manos, Commission Meeting Chair, called the meeting to order and welcomed those in attendance. Mr. Manos informed those present that notification of the meeting was sent to the local news media and others requesting notification.

II. Public Comments and Presentations

A. None

III. Approval of Minutes

A. (ACTION) Approval of minutes of January 27, 2020 Regular Commission Meeting

Motion to approve the minutes of the January 27, 2020 Regular Commission Meeting with the recommended updates was made by Ms. Lecque, seconded by Ms. Aren, and approved by the Commission. (#039-1920)

IV. Old Business

A. None

V. New Business

Motion to rearrange the Finance Report section of the agenda and move the financial action items prior to the finance report to ensure a quorum for the action items was made by Mr. Curry, seconded by Ms. Lecque, and approved by the Commission. (#040-1920)

A. Planning and Capital Projects Report

Mr. Bowie presented an update on the following Commission approved Capital Projects:

1. Cooper River County Park

- Marina Update
 - Transworld is making electrical repairs to A and B docks;
 - Insurance Reserve Fund (IRF) sent an electrical engineer to inspect the electrical system. IRF concluded that a catastrophic event (Dorian) caused the power loss. IRF indicated they will pay out the cost minus \$6,600 (the difference between Transworld cost and the IRF estimate);
 - ATM continuing their work on estimating structural repairs.

2. Wannamaker County Park

- Dog Park
 - The sidewalks have been poured and the restroom is being built. Once complete, it will be a signature off leash area (current area is in the parking lot of Whirlin' Waters).

• Ribbon Cuttings

- Stono River County Park – March 20, 2020 from 1-3pm
- Folly Beach County Park – April 17, 2020 from 1-3pm

3. Folly Beach Pier (FBFP)

- History Review
 - July 4, 1995 – Pier was open to the public and 24 years old at the time
 - \$1,379,221 - cost to construct with timber piles and wood
 - 2012 – Moffatt & Nichol (consultants) conducted an evaluation of the FBFP and recommended 18 encapsulations. They estimated the replacement cost of the pier as follows:
 - \$3,447,000 Timber Replacement
 - \$4,978,000 for Concrete Pile & Timber ReplacementMoffatt & Nichol were contracted for \$181,190 to evaluate the pier and to provide construction administration of the encapsulations.
 - Sept 2012 – Dock & Marine was awarded the bid to encapsulate 18 piles for \$101,342. All failed the quality assurance dive.
 - December 2013 – Hydro was contracted to repair a broken pile for \$57,150.
 - May 2014 – May 2018 Hydro and Moffatt & Nichol were contracted for \$874,982 to do 52 encapsulations (including the first failed 18).
 - 2012-2014 total - \$1,246,569
 - August 2018 – CCPRC contracted with the Wantman Group Inc (WGI) to design the Folly Pier Replacement for \$829,400. To date we have spent \$459,181 on the contract.
 - “With today’s technology, a well-designed concrete structure that is properly constructed can have a service life of 75 years or more.” (Moffatt & Nichol)
 - Present – Awaiting the final permit from the USA Core of Engineers (USACOE).
 - Issued an RFP for the construction of FBFP replacement
 - Four firms responded with very close range pricing.
 - Bid pricing ranged from \$13,135,000 to \$14,589,000

- Cape Romain rated the highest in technical factors and had the lowest bid pricing (\$13,135,000)
 - Staff negotiated with Cape Romain and received best and final offer of \$12,975,068.
 - Mr. McManus noted that the original engineering estimate didn't account for the current contractors 4-6 weeks in labor cost for two crews to work on the project. The winning bidder will be locally sourcing the pre-stressed concrete to cut cost versus what the original engineering estimate suggested sourcing from Florida. This has proved to be cost prohibitive due to delivery charges. Mr. Manos noted that the contractor wiped out the contingency with a not to exceed. Mr. McManus noted the vendor only responded to what was included in the bid. Mr. Bowie noted that staff recommended including a \$195,532 contingency. Mr. Manos inquired as to whether the project is only structural cost. Mr. Bowie noted that electrical, sewer, and water are included in the bid.
- Mr. Bowie reviewed the variance between the estimate from 2012 and the current bid. He noted that construction rates have changed drastically since the project began. He noted the following consultant recommendations for the Commission to consider:
1. Continue encapsulations of the timber piles noting the following:
 - Atlantic Ocean makes encapsulation challenging;
 - continuous ongoing project;
 - continued risk for storm events;
 - extends the life of the timber piles, but not the rest of the timber pier; and
 - the elevation of the ocean is constantly changing based on re-nourishment cycles for Folly Beach.
- Mr. Wright noted that there are currently 319 piles, 277 in breaker zone, and over 50 encapsulated.
2. Replace with timber pier to reduce cost – “the typical life of a timber pier structure in a marine environment is 20 years” (Moffatt & Nichol).
 3. Replace the Pier with concrete piles – “As stated, the Folly Beach Fishing Pier will have to be replaced. Since there are so many ways in which a timber structure is at risk in this environment, a more effective construction approach is to use materials that are not susceptible to marine borer attack. The industry standard for structures that are constructed in a corrosive marine environment is prestressed or reinforced concrete” (Moffatt & Nichol).

Mr. Bowie noted the following staff recommendation for the Commission to consider:

1. continue with efforts to replace the current timber pier with prestressed concrete that is currently the industry standard for a “corrosive marine environment” and will “not be susceptible to marine borer attack”;
2. potential construction schedule (24-36 months)
 - a. awaiting the final permit from the USACOE
 - b. once issued, staff will work with contractor to mobilize;

3. utilize current (\$25M) and future \$20M in General Obligation GO) bond issuance; and
 4. once the Commission provides staff direction on the FBFP, staff will work on proposing recommendations to rebalance the current CIP Plan for the Commission to consider during the budget process in March.
- Mr. Curry noted his concern regarding the encapsulation period being a never ending cycle that eventually requires replacing the pier either way. He noted that the cost of replacing FBFP is going to continue to increase. He stated that to ensure financial stewardship and fiscal responsibility it's best to move now to offer a better product for constituents. Mr. Curry noted the Finance Committee agreed to host a budget meeting on March 5 at 12:30 pm.

B. Financial Report

- a. (ACTION) Replacement of Folly Beach Fishing Pier – Contract Approval

Motion to enter into a contract with Cape Romain Contractors in the amount of \$12,975,000.00 with funds coming from the approved CIP Budget was made by Mr. Curry, seconded by Ms. Lecque, and approved by the Commission. (#041-1920)

- b. (ACTION) Fleet Purchase

Motion to purchase eight vehicles from Ravenel Ford in the amount of \$234,438, with funds coming from the approved General Agency Operating Budget lines was made by Ms. Lecque, seconded by Ms. Aren, and approved by the Commission. (#042-1920)

Mr. McManus presented and reviewed the checks over \$7500 and financial reports for the month of December. There were no further questions from the Commission.

- c. (ACTION) Policy 027 Retaining and Monitoring Outside Counsel – Approval

Mr. Manos asked to add to the third paragraph "...to include an initial report after 90 days of filing the lawsuit." Mr. Curry concurred with Mr. Manos.

Motion to review and approve Policy 027: Retaining and Monitoring Outside Counsel as written was made by Ms. Lecque, seconded by Mr. Curry, and approved by the Commission. (#043-1920)

- d. Appointment of Officers

Mr. Manos stated that he would like to re-appoint Ms. Aren and Ms. Lecque to the Finance Committee and Ms. King as the Charleston County Parks Foundation Commission Liaison.

- e. Commission Highlight: Smithsonian Partnership

Mr. Hutton introduced CCPRC's Interpretation and Stewardship Manager, Ms. Beth Burkett. He noted that the Smithsonian is the preeminent industry leader and they picked CCPRC due to the work of the Interpretation team (including Shawn Halifax and the team at McLeod).

Ms. Burkett noted that the Smithsonian workshop (lead by CCPRC) just completed its fifth year (with each cohort consisting of 14 students). The Smithsonian coordinates the workshop in partnership with the National Museum of African American History and Culture's office of strategic partnerships. The workshop's overall focus is an Interpretive Guide Certification from the National Association for Interpretation and Empathetic Interpretation. Workshop attendees consist of individuals that can take back what they've learned and change the culture of their institutions or share best practices with their teams such as members of the Southeastern Museums Conference, the Association of African American Museums and/or the National Park Service. The workshop consists of classroom time, field trips, and professional networking. This year's field trip sites included: The Progressive Club, Avery Research Center, The Gibbes Museum of Art, and McLeod Plantation Historic Site. During field trips, Interpretation staff focused on oral histories, engaging descendent communities, research, representation in art, and witnessed interpretation. After the workshop, the attendees were encouraged to attend and present at a future conference what they've learned and share best practices.

She noted that the interpretation work that is being done at McLeod and Mr. Halifax are the reason why CCPRC was originally approached by the Smithsonian. Ms. Burkett stated that future workshop contracts are being negotiated. Mr. Bennett noted that Beth is very humble about her contributions, skillset, and achievements, but stated that without her continued leadership and interpretation skills the department wouldn't be the same.

VIII. Next Meeting

Commission Finance Meeting, Thursday, March 5, 2020, 12:30pm at CCPRC Headquarters, Charleston, SC
Commission Finance Meeting, Monday, March 16, 2020, 4:30pm at CCPRC Headquarters, Charleston, SC
Regular Commission Meeting, Monday, March 16, 2020, 5:30pm at CCPRC Headquarters, Charleston, SC

There being no further business, the meeting adjourned at 6:07 pm.

Respectfully submitted,



Teddy Manos, Chair



Shanté Ellis, Executive Administrative Manager