



Development and Services Committee

Norman Jackson	Damon Jeter	Julie-Ann Dixon (Chair)	Bill Malinowski	Seth Rose
District 11	District 3	District 9	District 1	District 5

November 17, 2016 - 5:00 PM
2020 Hampton Street

Call to Order

Approval of Minutes

- 1 October 25, 2016 [PAGES 4-5]

Adoption of Agenda

Items for Action

- 2 Support Services: Township Auditorium Safety Catwalk Upgrade [PAGES 6-8]
- 3 Council Motion: Utility Service Providers - Executive Session [PAGE 9]

Adjournment



Special Accommodations and Interpreter Services Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.

RICHLAND COUNTY COUNCIL SOUTH CAROLINA



DEVELOPMENT & SERVICES COMMITTEE

October 25, 2016
5:00 PM
County Council Chambers

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building

CALL TO ORDER

Ms. Dixon called the meeting to order at approximately 5:01 PM

APPROVAL OF MINUTES

Regular Session: July 26, 2016 – The minutes as distributed were approved unanimously.

ADOPTION OF AGENDA

Mr. Malinowski moved, seconded by Mr. Jackson, to adopt the agenda as published. The vote in favor was unanimous.

ITEMS FOR ACTION

Emergency Services Department – Hazard Mitigation Plan – The committee vote in favor of forwarding this item to Council with a recommendation to accept and adopt the updated joint Central Midlands Plan by approving the resolution. By approving the resolution and subsequently adopting the Central Midlands Plan, the County will be qualified to receive future Hazard Mitigation Funds, including but not limited to the Hazard Mitigation Grant Program (HMGP) funds. Not approving this resolution would adversely impact the ability of the County to pursue this type of funding in the future, including the HMGP funding the County is currently pursuing to assist in the October 2015 flood recovery efforts.

Emergency Services Department: Fire Hose and Equipment Purchase – Mr. Malinowski moved, seconded by Mr. Jackson, to forward this item to Council with a recommendation to approve the request to award the bids for the purchase of the Hose and Equipment to be placed on the new fire trucks. This will assist in having the proper equipment on each truck so firefighters have the equipment when responding to a fire call. New reliable equipment also improves firefighter safety. Not approving the purchase will result in the trucks not having the functional firefighting equipment needed for the mission. The vote in favor was unanimous.

Council Members Present

Julie-Ann Dixon, Chair
District Nine

Bill Malinowski
District One

Norman Jackson
District Eleven

Others Present:

Kevin Bronson
Brandon Madden
Michelle Onley
Brad Farrar
Quinton Epps
Kimberly Williams-
Roberts
Michael Byrd
Mike Smith
Janelle Ellis
Daniel Driggers

Conservation Department: Acceptance of Donated Property – Mr. Malinowski moved, seconded by Mr. Jackson, to forward to Council with a recommendation to approve the donation of five (5) acres adjacent to county-owned conservation land. The additional acreage will simplify boundaries, enhance the large tract, conserve additional acreage, and provide an easy access point for the development of future nature-based recreation opportunities such as trail building. The vote in favor was unanimous.

Building Inspections: Intergovernmental Agreement between Richland County and the Town of Eastover – Mr. Jackson moved, seconded by Mr. Malinowski, to forward to Council with a recommendation to approve the request to provide building code service to the Town of Eastover. This will allow Eastover to be assured quality inspections and plan review for residential and commercial occupied structures trained and certified. Our inspections time is next day and plan review depending on complexity from 1 day to 1 week. The vote in favor was unanimous.

Planning Department: Selection of Consultant for the Rewrite of the Richland County Land Development Code and Zoning Regulations – Mr. Jackson moved, seconded by Ms. Dixon, to forward to Council with a recommendation to approve Clarion Associates as the consultant and expenditure in an amount not to exceed \$250,960, which will allow for the rewrite of the County’s Land Development Code and Zoning Regulations. Rewriting the Code will have the benefit of turning the Comprehensive Plan’s long-rang vision for the County into policy. Additionally, hiring consultants to do the work has the advantage of bringing outside expertise and knowledge to such a complex project. It would also more efficiently get the job done by consultants dedicated to doing this work versus Richland County staff adding this to their normal job responsibilities. The vote was in favor.

ITEMS PENDING ANALYSIS

Hiller Road – This item will be placed on the November D&S Committee agenda.

ADJOURNMENT

The meeting adjourned at approximately 5:18 PM.

The Minutes were transcribed by Michelle M. Onley, Deputy Clerk of Council

Richland County Council Request of Action

Subject:

Support Services: Township Auditorium Safety Catwalk Upgrade

Richland County Council Request of Action

Subject: Township Auditorium Safety Catwalk Upgrade

A. Purpose

Council is requested to approve the execution of a contract to upgrade the Township Auditorium maintenance catwalk safety system located in the attic of the facility.

B. Background / Discussion

The regular maintenance operation of the Township Auditorium, including plumbing, electrical and mechanical systems, are all addressed using a network of catwalks in the upper reaches of the Township. The catwalks are plywood walkways three feet wide and sixty feet (60') in the air, with no handrails. Harnesses and safety cables are used as a safety precaution for employees required to perform necessary building maintenance on the facility. However, these harnesses and cables at times impede the work being performed and they are designed to protect the employee after a fall occurs where the improvements to the catwalk are designed to prevent a fall.

The contract to upgrade the safety catwalk system will improve the existing walkways and add additional walkways to ensure we have coverage to the facilities infrastructure. Handrails with braces will be installed to address the urgent life-safety issues for our technicians and meet current OSHA standards. The system was designed by local engineering firm to ensure compliance with the safety standards, safe integration into the existing structural roofing system, and improve access to the facilities infrastructure such as electrical, HVAC, and plumbing.

A mandatory pre-bid meeting was held on site on 2/17/16 after the project was publicly advertised to ensure interested contractors understood the scope of work and the complexity of the project. A total of 8 different firms attended the required meeting.

Bid's for this project were received by procurement on 3/2/16. Listed below are the two contractors that responded:

Company	Bid Amount
AAA Utilities and Construction	\$180,000
Pyramid Contracting, LLC	\$239,250

Both bids exceeded the available funding allocated for this project in FY16. This is due to the complexity of the work environment, so this project had to be placed on hold until other funding could be identified. The design for this project was not typical either due to the dynamics of the work space. These funds were identified in the annual construction bond. AAA has agreed to hold their original bid submission through this approval process. Council is requested to approve the execution of the contract, in the amount of \$180,000, plus a 10% contingency amount of \$18,000, for a total approval amount of \$198,000, with AAA Utilities and Construction, who was the lowest qualified bidder. As with all contingencies, any request for a change order will be reviewed by the Project Manager and multiple layers of the Support

Services and Procurement department personnel to ensure the necessity and value of the request before any approvals are granted, denied, or other options suggested.

The County’s Support Services Department and the designing engineering firm have reviewed AAA Utilities and Construction bid and determined that the company is a qualified contractor to perform the entire scope as designed. They are located on Pineview Drive in Columbia, SC, and are actively licensed with the Department of Labor, Licensing, and Regulation as General Contractors-

The current bid for this project is \$180,000 plus a 10% contingency of \$18,000, for a total of \$198,000.

Funding Source	Amount
GL-1211993000 / JL-3182.530300 Township Maintenance Budget	\$143,610 – remaining funds after design and bid
GL-1337100000 / JL-13375114 Building Improvement	\$54,390

There are no additional funds requested for this project.

C. Legislative / Chronological History

The project was originally approved and funded through operating budget process. The amount of \$160,000 requested and approved during that cycle proved to be underestimated after the actual design was completed and bid.

D. Alternatives

1. Approve the request to execute the contract with AAA Utilities and Construction, greatly improving the work environment safety for county employees and contractors required to perform regular maintenance (reactive and preventative) in the facility attic where much of the facilities HVAC, Plumbing, and Lighting is located.
2. Do not approve the request to execute the contract and leave the existing catwalk and harness system in place as is.
3. Direct the Support Services Department to investigate other alternatives, although during this process we reviewed any idea that came to light for improving the life safety aspects of this work environment.

E. Final Recommendation

It is recommended by Support Services that Council authorize Approve the request to execute the contract with AAA Utilities and Construction, greatly improving the work environment safety for county employees and contractors required to perform regular maintenance (reactive and preventative) in the facility attic where much of the facilities HVAC, Plumbing, and Lighting is located.

Richland County Council Request of Action

Subject:

Council Motion: Utility Service Providers - Executive Session