

Special Real Property Committee Meeting

1:00 p.m., Friday, January 11, 2019

A Special Meeting of the Real Property Committee was held at 1:00 p.m, Friday, January 11, 2019 in the City Hall Conference Room, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmembers Ferencz, Ward, Chair Bell, Interim Administrator Fragoso and Clerk Copeland; a quorum of the Committee was present to conduct business.

1. Chair Bell called the meeting to order and acknowledged that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.

2. Presentation of Proposals for Design/Build Contract for the Public Safety Building

- A. Hill Construction/Glick Boehn Architecture**
- B. Trident Construction**

Chair Bell reported that the two (2) companies noted above were selected to come back before the Committee to present proposals for the first phase of work, forensic investigation, for the rehabilitation of the Public Safety Building. Each company was asked to explain the process they would follow in determining the seriousness of the problems and an estimate of their fees for this phase. Each team was given forty-five minutes (45 min.) for their presentations, and Hill Construction went first.

MOTION: Councilmember Ferencz moved to go into Executive Session at 1:01 p.m.; Councilmember Ward seconded and the motion PASSED UNANIMOUSLY.

The Committee returned to Open Session at 1:48 p.m., and Chair Bell announced that the Committee did not vote or take any action while in Executive Session.

MOTION: Chair Bell moved to go into Executive Session at 2:00 p.m.; Councilmember Ferencz seconded and the motion PASSED UNANIMOUSLY.

When the Committee returned to Open Session at 2:51 p.m., the Chair announced that the Committee did not vote or take any action while in Executive Session.

Once the teams had exited the City Hall, the individual members voiced his/her preference for the contractor to perform the forensic investigation of the building. Although the Committee was in full agreement that the two (2) companies were equally capable and would do a good job for the City, reasons for favoring Hill Construction were their experience with municipal buildings rehabilitation, and their overhead was approximately one hundred thousand dollars (\$100,000) lower. Supporting the selection of Trident Construction were their recent experience in rehabilitation municipal buildings, their experience on the island as the contractor for Fire Station #2 that was also a design/build project and their previous experience with IOP personnel; they had also said that their overhead percentage was negotiable.

MOTION: Councilmember Ferencz moved to award the contract for Phase 1 of the rehabilitation of the Public Safety Building to Trident Construction; Chair Bell seconded and the motion PASSED on a vote of 2 to 1 with Councilmember Ward casting the dissenting vote.

3. Adjourn

MOTION: Chair Bell move to adjourn the meeting at 3:19 p.m.; Councilmember Ward seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk