



County Council Committee Minutes

Public Works, Buildings & Grounds Committee March 16, 2020

The Public Works, Buildings & Grounds Committee of Spartanburg County Council met on Monday, March 16, 2020, in County Council Chambers of the County Administrative Office Building. In compliance with the Freedom of Information Act, notice of this meeting was provided in advance to the local news media and other interested parties. The following were in attendance: Honorable Roger Nutt, Chairman; Honorables Manning Lynch and Jack Mabry, Committee Members; along with Honorables Michael Brown, David Britt, Whitney Farr, and Bob Walker, Council Members. Also attending were Cole Alverson, County Administrator; Earl Alexander, Deputy County Administrator; John Harris, County Attorney; and Ginny Dupont, County Attorney.

I.

Chairman Nutt called the meeting to order.

II.

- A. Mr. Doug Kaiser, Exxcel Project Management, presented information in reference to an Ordinance authorizing (i) the execution and delivery of a Corrective Deed for County property conveyed on November 19, 2019 to **Buffington Spartanburg AE700, LLC**, (ii) the conveyance of an access easement to South Carolina Department of Corrections, and (iii) the conveyance of a drainage easement to Buffington Spartanburg AE700, LLC; and other matters related thereto. (Presentation included in backup) This is the road site located where the building was damaged by a tornado along Business 85. A map showing the location is included in backup. The building is 180,360 square feet. It is a modern bulk warehouse design. Although it could be adapted for manufacturing if that user showed up. A corridor of land was purchased for the access road. It happened to be over a public sanitary sewer that serves both the Correction Facility and the County Building that have no easement for Spartanburg Water, so this is being cleaned up. A map was presented which shows all the easements. It is a combination of a couple of things since the Storm Water Management is being shared. They are going to improve the pond that the County owns to take the water from the new road they are going to

add. Shared easements are needed for the Storm Water. Also, the County has land on both sides of the access road, so they had to create an easement for the County to be able to cross Buffington Spartanburg AE700, LLC's land to be able to maintain land owned by the County on the other side. This Ordinance includes easements which give everybody the rights they need to be able to maintain their facilities over time. Mr. Alverson stated the Ordinance would allow for some corrections to the deed on which the County conveyed the property to Buffington Spartanburg AE700, LLC in November. The County's Sign Shop is located off of Broadcast Drive. The location is the old Beverage Air location that was damaged in the tornado. These are the required easements to make this work out for them. A series of easements to go back and forth to allow the County to have proper access and allow them to have proper access where necessary to make the roadway access work. This allows them to access the rear of the site instead of using the frontage road. It will be a lot more logistically sound to have trucks moving in that direction. These are simply the documents that are necessary for them to have rear access and utilize the property that the County has already conveyed to them. Motion made by Mr. Mabry to render first reading to Ordinance. Motion seconded by Mr. Lynch and carried.

- B. Mr. Alverson presented a Capital Penny Phase I Update. (Presentation included in backup) The County purchased several buildings fronting or adjacent to Library Street and the Certified Public Accountant (CPA) firm building on Daniel Morgan. Demolition of these structures with the exception of the CPA building wrapped up in late December/early January, clearing way for the construction of the parking deck and associated work to proceed. The CPA building will remain in its current place for the duration of all the construction. This will help avoid having to rent construction trailers throughout the duration of the project. Our Contractor for the entire series of Phase I projects will be Turner Construction Company. The first thing to occur will be the construction of the temporary judge's lot and closure of Library Street at the Daniel Morgan side and back towards Magnolia Street. Depending on the public health atmosphere, activity will begin in the next 30 to 45 days. Once the Judge's lot is constructed, work will begin on the central energy plant that will be located in the existing Judge's parking lot, and foundational work on the deck will start. Once the Parking deck is being constructed and central energy plant is up and running, Annex I will be abated and demolished. In its place, the Courthouse will be constructed. Construction access to the Courthouse will be from Magnolia Street. Courthouse construction is anticipated to take between 24 and 26 months beginning in early 2021. Final phase will see the abatement of the existing Courthouse, demolition and construction of the plaza. The CPA building will also be demolished, and the surface parking lot will be constructed in its

footprint. Access to this lot will be through the deck. The parking deck will contain 578 spaces, and a total of 651 spaces will be available on the site. The deck will be five vertical stories above grade. It will contain six parking levels. Pictures of the completed Courthouse were shown. The other two projects involved in Phase I of the Capital Penny are the Emergency Operation Center (EOC) and the Municipal Police Complex. Design of the Municipal Police Complex will begin upon the culmination of design for the EOC. EOC is in schematic design stage and scheduled to wrap up at the end of the year followed by construction. Construction will take around nine or ten months. In terms of Next Steps, Courtroom mockup is being constructed now. Site work will hopefully commence in the next 30 to 45 days. Turner Construction is working with our team to select subcontractors for all major trades to help with design assist.

- C. Information received regarding activities of the Public Works Department.

Meeting adjourned.