



JASPER COUNTY COUNCIL

VIRTUAL WORKSHOP

Jasper County Clementa C. Pinckney Government Bldg

358 3rd Avenue Ridgeland, SC 29936

Friday, October 21, 2022

Minutes

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons,
County Attorney David Tedder, Kimberly Burgess, Russell Wells, and Videographer Jonathan
Dunham.

Also Present: M.B. Kahn representatives Maggie Dittmar, Bill Ramsey and David Knight

Chairwoman Clark called the meeting to order at 8:30AM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

Vice Chairman Dr. Brantley led the Pledge to the Flag and the Invocation was led by Councilman Sauls.

Discussion of Capital Improvements and Investment Plan FY2023:

Mr. Fulghum noted that guests from M.B. Kahn were here for the Workshop. He then gave a history of the working relationship with them. He noted that there were many capitals facility needs and that staff had been working on those needs for decades as well as searching for funding. He noted that staff thought it was time to start a process where staff could work with Council each year on the Capital Improvements and Investment Plan for facilities and go thru them during the budgeting process, as these projects change, come off or are added. He noted that a process was started in April. He noted many discussions with M.B. Kahn, Council was asked by staff if they would consider funding a plan where staff could work with M.B. Kahn to come up with a plan for Council and Council approved that request. He said this plan had done this with M.B. Kahan and that M.B. Kahn had gone through the information given and came up with a one page summary which included cost on each project. He noted they were previously working on projects that had been costed out, however, with changes those costs have been increased so M.B. Kahn had worked on this to get up to date costs for each project. He noted there are 11 projects in the plan, and as M.B. Kahn said this is a living document which will change. The cost of the projects in the plan total 85 to 86 million but that have been identified initially. There are multiple and various funding sources being pursued, the financial advisor will be looking at ways to fund these projects. When the report came together, we

M – 10.21.2022

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asked M.B. Kahn to present it and they did back in August. He noted it was a large bit of information and they wanted to explain this process, and that the intent after that meeting was to come back after in the next budget year and go through some of those. He said that based on some discussion at the last couple of meetings there was some disconnect in communication. Staff left that meeting in August believing that: This would be done in the upcoming year; Work would continue to further define the projects; and to Actively pursue three projects which were the Airport Projects, the renovations to the Pratt Memorial Library and the renovations to the Farmer's Market. The intent was pursue them just as past projects had been done, with the difference here being after they made the presentation to Council, with M.B. Kahn we were also simultaneously doing a request for proposal and changing the delivery method we do with Capital Projects and that was discussed with Council. He reviewed and discussed this process of requests for proposal, and delivery. He discussed the Marsh Cove Fire Station project and the process that had ensued.

Mr. Fulghum noted with project issues and current economics they knew it was time for a change, so they then discussed with Council the 3 basic delivery options had been covered being:

1. Design Bid Build Option
2. Design Build Option
3. Contractor Manager at Risk Proposal Option.

He noted that they had these discussions with Council and with a general consensus of Council it was decided to pursue the option of the Contractor Manager at Risk Proposal option. He mentioned that M.B. Kahn was one of those proposers and that staff reviewed the proposal, submitted recommendations to Council and the Council decided to move forward with M.B. Kahn for the Contractor Manager at Risk Projects.

He said staff was prepared to advance the previously discussed three projects with Council and in this process at some point Council would have to: agree on the project they wanted to do; approve appropriating the funds to do the project; and Council would authorize the project (as M.B. Kahn) is the Contractor based on the earlier decisions. The Council would then approve the project for M.B. Kahn for a maximum approved price for the project. However, we aren't there yet with any of these projects but are actively working to get there. He noted that staff's perception was they were working on those three projects and that all those things had to happen that were mentioned under the decided upon delivery method. This process was reviewed completely as Mr. Fulghum explained.

Ms. Dittmar said Mr. Fulghum had covered everything. She noted that some projects are already pretty far into the design process due to previous work done on those projects. As new projects come on board, she noted it will be more streamlined. She discussed how this would all unfold. Vice Chairman Dr. Brantley asked if they could share the renovations planned for the Farmer's Market. Mr. Fulghum referred to the report on page 22 in case Council wanted to look that over as M.B. Kahn gave the overview of the project. Mr. Ramsey noted this was one of the projects that were already in design in they got this contract with Council. Ms. Dittmar discussed what their process was on this and the renovations to the overall project inclusive of what they had already been given, as well as other things that needed to be done. Councilman Kemp noted that he wanted to discuss that in his priorities the Farmer's Market was low on his priority list as there were other projects that needed to be done first. He said we really didn't get a benefit from this project and there was no contract, and no contribution from the Chamber on this project. He discussed what he thought the options were. He said each project affected other projects that were outstanding in need. He said the Council needed to talk about all of the projects, not just one project. He discussed

M – 10.21.2022

Jasper County Council

problems in other areas throughout the County for other needed projects that needed to be done. Councilman Sauls thanked M.B. Kahn and everyone for the workshop, and he noted that there are other projects that also need to be focused on as Councilman Kemp mentioned. He said some projects may just come up first before another because each project was important and needed to be done. He said we are trying to keep everything up, get to all projects that needed to be done, noting that was why Council selected M.B. Kahn. Chairwoman Clark said we are behind on renovations and improvement, but at times there just wasn't the money to do it at that time. She said for places that the taxpayers use it is necessary to get those done for the taxpayers, then we move on to the next project. She said that M.B. Kahn had given them a packet to work on. Councilman Kemp discussed the funding we already have for the Airport and the Platt Memorial Library projects. Mr. Fulghum said this would be a good discussion to have at the budget planning process to review and see if there is a chance to set priorities at that time for upcoming projects. For further information please go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . Also, a copy of this entire plan had been provided to the Council by M.B. Kahn and a copy of this plan is attached to the minutes in its entirety as Attachment "A".

Adjourn:

Motion to adjourn: Vice Chairman Dr. Brantley

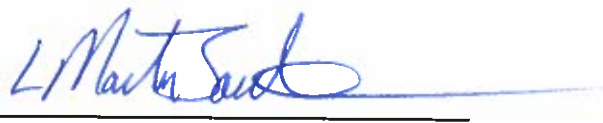
Second: Councilman Adkins

Vote: Unanimous

The motion passed. The meeting adjourned at 9:14 am.

Respectfully submitted:


Wanda H. Simmons
Clerk to Council

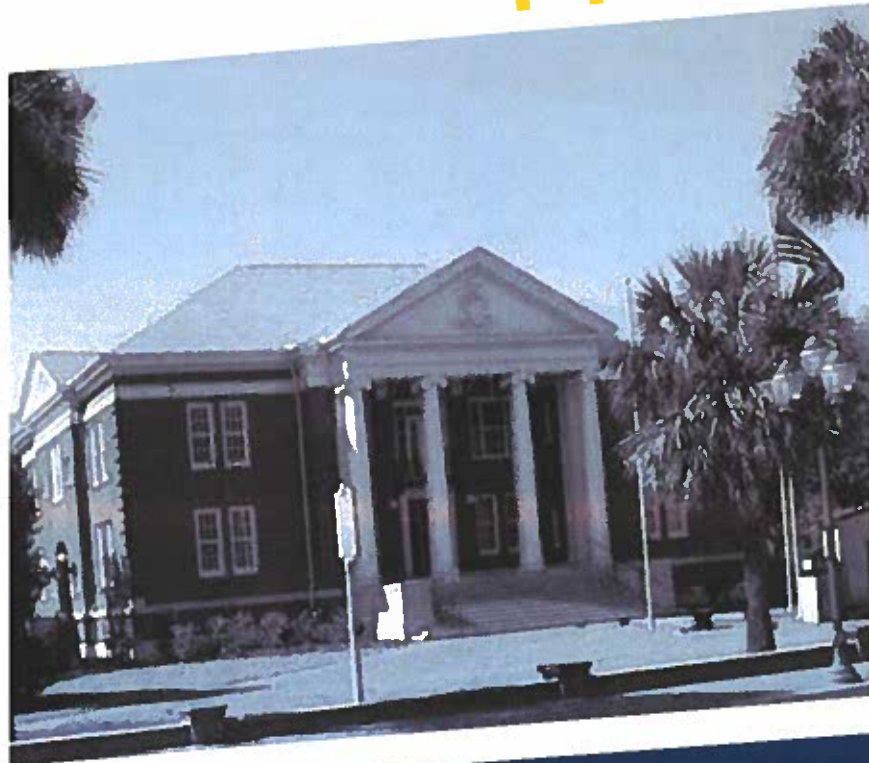

L. Martin Sauls IV
Chairperson



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Capital Improvements and Investment Plan

FY 2023



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Report Commissioned by: Jasper County, South Carolina

Report Prepared by: M. B. Kahn Construction Co., Inc.



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Construction Co., Inc.

Since 1927

August 15, 2022

Mr. Andrew Fulghum, Administrator
Jasper County, South Carolina
358 Third Avenue
Ridgeland, SC 29936

RE: Capital Improvements and Investment Plan FY 2023

Dear Mr. Fulghum,

Our team would like to commend Jasper County government officials for the value you place on serving your community well. Your community pride was evident as we were welcomed throughout the County with eagerness to get this plan developed.

Many thanks to the representatives from each of your facilities for being available and welcoming us for interviews and tours. We used the information gathered to conduct scope and budget evaluations and develop this Capital Improvements and Investment Plan for your fiscal year 2023.

We appreciate the opportunity to provide our professional advice prior to the implementation of the program. Please let us know if we can provide any additional assistance.

Sincerely,

M. B. KAHN CONSTRUCTION CO., INC.

Maggie Dittmar

Preconstruction Services

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NC #1425 · FL #CGC056891 (licenses listed per state law)

M. B. Kahn Construction Co., Inc.

August 15, 2022

ACKNOWLEDGEMENTS

M. B. Kahn gratefully acknowledges all those individuals who have given their time and talents to the development of this document.

Special appreciation is extended to the following:

JASPER COUNTY COUNCIL

Barbara Clark,	<i>Chairperson</i>
Dr. Curtis Brantley,	<i>Vice Chairperson</i>
Alvin Adkins,	<i>Council Member</i>
John Kemp,	<i>Council Member</i>
L. Martin Sauls, IV,	<i>Council Member</i>
Wanda Simmons,	<i>Clerk to County Council</i>

JASPER COUNTY STAFF

Andrew Fulghum,	<i>County Administrator</i>
Arthur Benjamin,	<i>Director, Detention Center</i>
Kimberly Burgess,	<i>Director, Administrative Services Division</i>
Danny Lucas,	<i>Director, Development Services Division</i>
Dale Terry,	<i>Director, Engineering Services</i>
Russell Wells,	<i>Director, Emergency Services / Fire Chief</i>
Tisha Williams,	<i>Administrative Assistant, Administrator's Office</i>



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TABLE OF CONTENTS

<u>Introduction</u>	5
<u>Plan Development</u>	6
<u>Project Summary</u>	7
<u>Project Detail and Photos</u>	8
<u>Conclusion</u>	30



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INTRODUCTION

The Capital Improvement and Investment Plan covers larger, long-term investments in facilities and infrastructure adopted by Jasper County Council. These projects address the facility needs for improvement, expansion, maintenance, and renewal. This plan is designed to aid Jasper County in making strategic and efficient plans for addressing these needs.

The goal of the Capital Improvement and Investment Plan is to outline the projected infrastructure improvement needs of each department and to assist in the planning and budgeting process. The plan includes a summary of all projects, an overview of each individual project, and an estimated cost for each project.

Capital expenditures that are significant, non-routine and cost over \$250,000 are placed in the Capital Improvement and Investment Plan. The County Administrator recommends project funding to County Council based on the level in which projects are ranked varying from critical to low priority. The current financial state of the County and available grant or outside funding, is also taken into consideration when selecting and prioritizing project funding.

This plan does not address all capital expenditures for Jasper County, but it provides an overview of large and permanent physical improvements currently needed and defined. This plan is a living document and should be reviewed and updated annually to address expected changes in the County's facility needs, goals, and financial resources.



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PLAN DEVELOPMENT

To begin the plan development process, M. B. Kahn met with County staff and interviewed the key stakeholders of each individual project. The purpose of these meetings and interviews was to establish an overall goal and assess each project's essential needs, extent of scope, and the status of land procurement and design. The interview included visiting existing facilities and proposed sites to assess in terms of functionality, sustainability, general condition, capacity, and appearance. Follow-up meetings and visits were conducted as needed, to ensure each project was understood in detail.

Once the information was gathered, the budget evaluations began. The budget for a project is the combined cost of the individual components that are associated with the project. Therefore, a project budget must cover more than just cost of a building. For example, the intent of a fire rescue station is to provide a building that will house fire department personnel, emergency management services personnel, and their associated vehicles/equipment. The budget must cover not only the construction of the proposed building, but also items associated with the property, furnishings, regulatory requirements, and contingency which are each discussed in the following paragraph.

The budget must include funds for the acquisition of the property where the project will be located and the development of that property including driveways, parking spaces, sidewalks, utilities, etc. The proposed building will also need furniture, equipment, and technology which requires a substantial portion of the budget. The project will require design services in order to ensure the needs of the end user are accounted for, as well as, to ensure the project meets the relevant building code requirements. Miscellaneous costs associated with site surveying, building inspections, testing requirements will also need to be included. Lastly, a project contingency must be included to cover any unexpected or overlooked items that were missed during the creation of the budget.

Once a budget is determined (i.e. fixed amount), the scope for a project must be evaluated to determine if it can be afforded within the allotted funds (i.e. variable scope). It is important during the design process to make sure that the budget will cover the construction cost of the building being designed. As a project team refines the project scope, reduced spending in one area could result in increased funds available in another area. This process will help the project team prioritize needs and use the project budget to its full advantage.

The intent of the summary of projects and individual project overviews is to assist the project coordinators, architects, and other project team members with further development of the each overall project. The project teams should be prepared to re-visit the project scope and parameters and work with the design team to develop and construct viable and successful projects.



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PROJECT SUMMARY

PROJECT	PROPOSED SCOPE	BUDGET	
1	JASPER COUNTY DETENTION CENTER <i>Additions including housing space, intake/booking, magistrate court, etc. (approx. 37,300sf) and renovations to the existing facility (approx. 33,500sf) with site upgrades</i>	\$30M	- \$32M
2	JASPER COUNTY SHERIFF'S OFFICE <i>New sheriff's office (approx. 24,500sf) with site procurement/development</i>	\$14M	- \$16M
3	CLEMENTA C. PINCKNEY GOVERNMENT BUILDING <i>Renovations to the existing facility (approx. 19,200sf) with site upgrades</i>	\$3.5M	- \$4.5M
4	RIDGELAND GRADED SCHOOL BUILDING <i>Addition for offices (approx. 2,300sf) and adaptive re-use of the existing space (approx. 11,700sf) with site upgrades</i>	\$8M	- \$9M
5	DEPARTMENT OF SOCIAL SERVICES <i>Major renovations to the existing facility (approx. 12,200sf) with site upgrades</i>	\$2M	- \$3M
6	PRATT MEMORIAL LIBRARY <i>Renovations to the existing facility (approx. 7,200sf) with site upgrades</i>	\$2M	- \$3M
7	EMERGENCY SERVICES BUILDING <i>Exterior renovations to the existing building (approx. 16,000sf) with site upgrades</i>	\$1M	- \$2M
8	FARMERS PRODUCE MARKET <i>Renovations to the existing facility (approx. 17,500sf) with site upgrades</i>	\$700k	- \$800k
9	OFFICE FOR BOARD OF ELECTION SUPERVISORS <i>Renovations to the existing facility (approx. 10,000sf) with site upgrades</i>	\$2M	- \$3M
10	RIDGELAND-CLAUDE DEAN AIRPORT TERMINAL <i>New terminal building (approx. 7,850sf) and storage hangar (approx. 1,650sf) with site development</i>	\$6M	- \$7M
11	FIRE-RESCUE STATION 31 (Coosawhatchie) <i>New fire-rescue station 31 (approx. 8,000sf) with site development</i> <i>ALTERNATE: Remediate the existing Fire-Rescue Station Deduct: \$3M</i>	\$4.5M	- \$5.5M



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JASPER COUNTY DETENTION CENTER

The current Jasper County Law Enforcement and Detention Center was constructed in 2004 and is a combined sheriff's department, magistrate's court, and detention center with a capacity of 134 beds. Since the facilities construction, expansion of law enforcement services, intake, and housing needs for the detention center are making the facility operationally obsolete, and future housing needs will exceed the facility's current capacity.

A needs assessment conducted by Moseley Architects in 2019 recommended significant renovation and expansion of the existing facility, to include the following:

- Expand the current Magistrate area (enlarging the courtroom, office areas and improve public areas)
- Add an 8-bed special management/maximum security unit
- Add four (4) 31-bed housing units
- Add negative pressure cells in existing sally port
- Renovate the medical unit
- Replace the HVAC equipment and selective replacement of plumbing fixtures
- Replace the existing building roofing
- Install a new standby generator
- Add a new security fence at the perimeter road
- Update security systems
- Add parking and exterior security (sallyport) and site security
- Move the Sheriff's department to a separate, off-site location and renovate the area for additional detention administration and management purposes.

A study of the site and review of the Moseley Architect's report indicates approximately 33,500 square feet of existing detention and court facility space will be renovated, and another 37,300 square feet of new construction will be added to the expanded facility.

TOTAL BUDGET: \$30M — \$32M

Additions including housing space, intake/booking, magistrate court, etc. (approx. 37,300sf) and renovations to the existing facility (approx. 33,500sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023

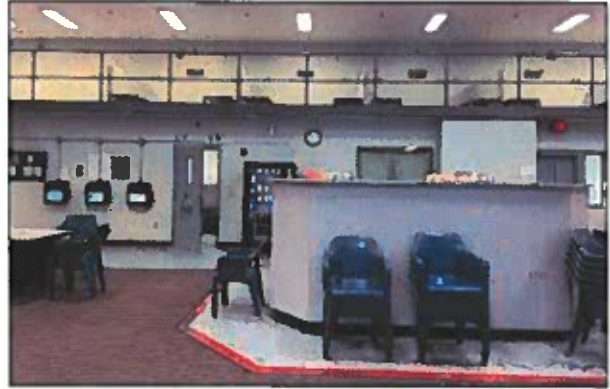


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JASPER COUNTY DETENTION CENTER



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JASPER COUNTY SHERIFF’S OFFICE

The Jasper County Sheriff’s Office headquarters is in the existing Law Enforcement and Detention Center. The Law Enforcement and Detention Center is under separate review for renovation and expansion due to intake, housing, and operational needs. The Sheriff’s Office itself is currently operated out of multiple facility locations as the principal location in the detention center is not adequate, nor has capacity for expansion.

A needs assessment conducted by Moseley Architects in 2019 recommended significant renovation and expansion of the existing detention facility, which included removal of the law enforcement center to a separate location off-site to support current and increased functions. The program for this new facility includes the following:

- New construction of approximately 24,500sf law enforcement facility plus 2,500sf vehicle storage warehouse and impoundment
- A minimum 5 acre site to be selected for current functions and future expansion needs
- Space within the facility for Sheriff’s administration, public lobby
- Space for investigations, patrol, civil units
- Space for training, supply evidence storage
- Space for victims, advocate, narcotics, and animal control
- Public and secured parking, and exterior space for impoundment

A review of the Moseley Architects’ report indicates approximately 25,000 square feet of new construction for the facility, plus approximately 2,500 square feet of new construction for a vehicle storage warehouse and impoundment area. Approximately 5 acres of site development will be consider for the buildings, parking and impoundment areas.

TOTAL BUDGET:

\$14M — \$16M

New sheriff’s office (approx. 24,500sf) with site procurement/development

Budget includes the following:

- | | |
|---------------------------------------|--------------------------------|
| • <i>Construction Costs</i> | • <i>Furnishings Allowance</i> |
| • <i>Site Development</i> | • <i>Technology Allowance</i> |
| • <i>Land Purchase (5 acres)</i> | • <i>Contingency</i> |
| • <i>Design Fees</i> | • <i>Assumes design start</i> |
| • <i>Inspection & Permit Fees</i> | • <i>early 2023</i> |



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JASPER COUNTY SHERIFF'S OFFICE



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CLEMENTA C. PINCKNEY GOVERNMENT BUILDING

The Pinckney Government Building, located at 385 3rd Avenue, Ridgeland, was completed in the 1st decade of the 21st century. This facility serves as the primary administrative and public services building for Jasper County, while also hosting Jasper County Council meetings.

While the building is performing reasonably well for a facility with approximately 10+ years of public use, there are areas that require renovation and replacement in order to prevent more serious building degradation and future repair. In addition, changes and increased public services for several county departments require renovation and building modification to continue to effectively serve the citizens of Jasper County. Renovations and upgrades can be categorized as follows:

General building renovations

- Replace 1st floor tile in public areas with terrazzo to improve wear performance
- Replace carpet and vinyl tile flooring throughout
- Replace exterior windows throughout
- Replace/upgrade interior lighting in public areas and offices and exterior building lighting
- Interior & Exterior painting of the building
- Replace toilet accessories, toilet partitions and fire extinguishers
- Revitalize restrooms throughout
- Replace exterior doors and hardware throughout
- Renovate/update elevator
- HVAC and mechanical system improvements throughout

- Add steps and sidewalk at staff entrance.
- Replace the roadway bollards/gates between the admin building and courthouse.
- Replace standby generator and screen wall
- Pressure wash building and sidewalks

Departmental Improvements

- Improve security for Council meeting room and access areas.
- Renovate/expand the tax collector office.
- Renovate/expand the assessor's office.
- Revisions to the HR office to accommodate expansions
- Renovate the council chambers and conference/breakroom.
- IT service room renovations.

Site Improvements

- Replace permeable parking lot paving and broken curb and gutter.

TOTAL BUDGET:

\$3.5M — \$4.5M

Renovations to the existing facility (approx. 19,200sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



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CLEMENTA C. PINCKNEY GOVERNMENT BUILDING



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RIDGELAND GRADED SCHOOL BUILDING

(Convert to Department of Social Services)

The current Jasper County Department of Social Services is located at 10908 N. Jacob Smart Boulevard, next to the Jasper County School Board offices in downtown Ridgeland, South Carolina. The increased programs and services and need for public access and support have exceeded the available space within the current facility. In addition, the facility requires significant renovation to public and support areas, including restroom facilities, workrooms and group offices.

Expansion of this facility is not practical due to the location of the facility within the public services campus. An option under consideration within the public services campus is the renovation and expansion of the former Ridgeland Graded School for use by the Department of Social Services. The program for the renovation and expansion of this facility includes the following:

- Selective demolition of structural and interior elements of the existing school, to include the roof structural system, interior finishes, interior flooring systems, mechanical and electrical system
- Structural reinforcement and support of the exterior brick/block wall system
- Hazard remediation as necessary
- Replacement of all exterior components including windows, doors, masonry elements
- New structural roof framing and roof system
- Complete interior renovation for an office environment for DSS
- Provide an additional of 2,300 square feet to complete DSS office needs
- Site improvements for parking and public access

Note: We understand the historical significance of this building and campus. Unfortunately, all components of the building, with the possible exception of the exterior walls, have deteriorated to the point of needing complete removal and reconstruction, thereby significantly increasing the cost of this project.

TOTAL BUDGET:

\$8M — \$9M

Addition for offices (approx. 2,300sf) and adaptive re-use of the existing space (approx. 11,700sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023

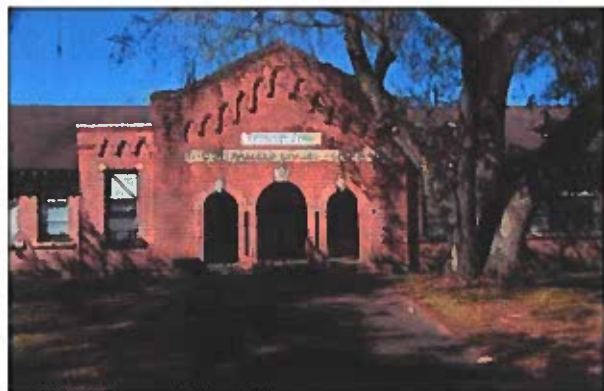


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RIDGELAND GRADED SCHOOL BUILDING



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DEPARTMENT OF SOCIAL SERVICES BUILDING

(Considered for future use by another department)

The current Jasper County Department of Social Services (DSS) is located at 10908 N. Jacob Smart Boulevard, next to the Jasper County School Board offices in downtown Ridgeland, South Carolina. The increased programs and services and need for public access and support, have exceeded the available space within the current facility. In addition, the facility requires significant renovation to public and support areas, including restroom facilities, workrooms and group offices.

Moving DSS to a new location will free the building for new office/department use for the County. A program for renovation of this facility for future use includes the following:

- Complete interior demolition of finishes, walls, doors, and select mechanical and electrical systems (plumbing fixtures, lighting, etc.)
- Removal of exterior screen walls
- Remove/replace entry doors
- Interior renovation of ½ building area for an open office environment to include upgraded mechanical electrical and lighting systems
- Upgrade restrooms
- Prepare balance of the building for future building use (shell space)

TOTAL BUDGET:

\$2M — \$3M

Major renovations to the existing facility (approx. 12,200sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023

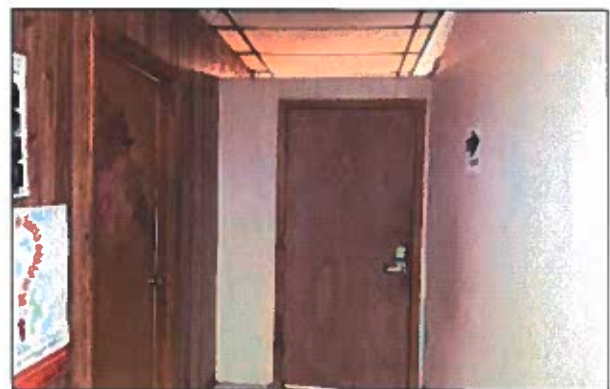
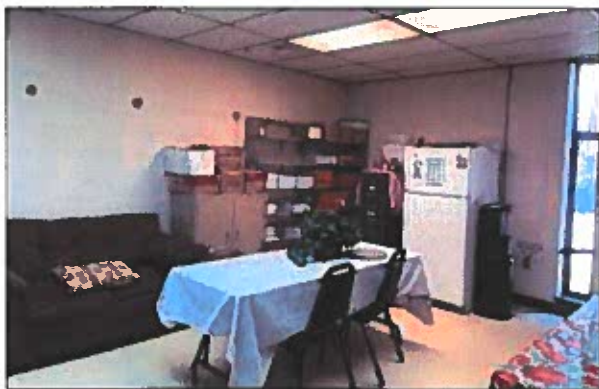
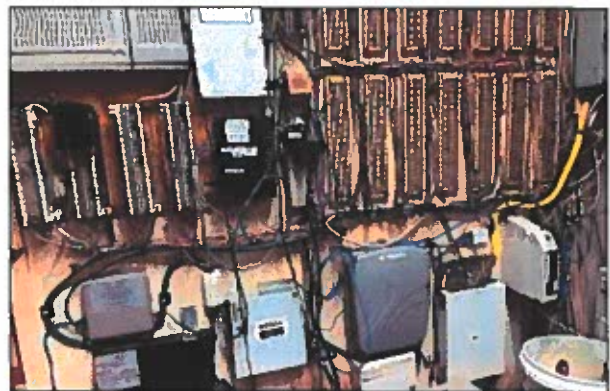


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DEPARTMENT OF SOCIAL SERVICES BUILDING



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PRATT MEMORIAL LIBRARY

The Frederick R. Pratt Memorial Library, located at 451A East Wilson Street, Ridgeland, was formerly part of the Ridgeland Elementary School, constructed in 1920. The historical character of this building framed on Wilson Street by a garden landscaped by nationally renowned landscaped architect Richard K. Webel.

In order to improve patron and visitor accessibility and continue the library's focus of community services, a major interior renovation has been developed and recommended for this facility. This renovation will create improved reading and media spaces for patrons, meeting and community rooms, and upgraded visitor support and service spaces (restrooms, accessibility, etc.).

Site improvements will include revising grades at the parking and service areas of the library to improve storm drainage, repaving and providing accessibility to the building.

TOTAL BUDGET:

\$2M — \$3M

Renovations to the existing facility (approx. 7,200sf) with site upgrades

Budget includes the following:

- *Construction Costs*
- *Site Development*
- *Design Fees*
- *Inspection & Permit Fees*
- *Furnishings Allowance*
- *Technology Allowance*
- *Contingency*
- *Assumes design start early 2023*

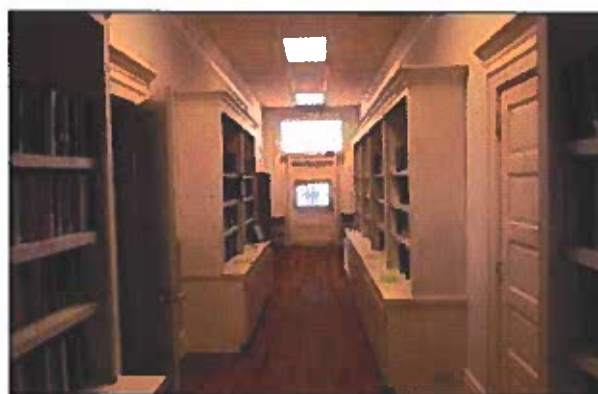


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PRATT MEMORIAL LIBRARY



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EMERGENCY SERVICES BUILDING

The Jasper County Emergency Services Headquarters, located at 1509 Grays Highway, Ridgeland, is the former regional armory converted for use by the County. Over the course of use by the County there have been several interior renovations of the facility modifying the facility for emergency services use, including electrical and support modifications for use as an emergency command center.

At this time, there is a need for renovation and updating of several areas of the exterior of the building, to support continued use of the facility. The level of renovation require includes:

- Window replacement on the ground level along the Grays Highway frontage
- Clean and tuck-point masonry
- Replace the front entry doors and frames
- Improve exterior building and frontage lighting
- Replace signage
- Exterior painting
- Replace the canopy at the front entrance
- Site drainage upgrades
- General site upgrades

TOTAL BUDGET:

\$1M — \$2M

Exterior renovations to the existing building (approx. 16,000sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



Jasper
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EMERGENCY SERVICES BUILDING



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FARMERS PRODUCE MARKET

The Jasper County Farmers Produce Market is located at 801 South Jacob Smart Boulevard, south of downtown Ridgeland. This wood and steel structure was formerly the principal community open air market for the city of Ridgeland and local area. This facility was repurposed as a community events center once the city of Ridgeland established a city farmers market on West Main Street.

Continued use of this facility requires renovation and upgrades which have been documented through a set of construction drawings prepared January 10, 2022. These documents indicate improvements to the structure, aesthetics, services and site including:

- Replacing damaged treated wood decking
- Replacing damaged guard and handrails
- Renovate and update the restrooms with new fixtures, painting, accessories and accessibility hardware
- Improve the ventilation of the event space
- Increase parking spaces and improve the drives
- Add dumpster screening
- Rehabilitate perimeter site fencing
- Site improvements, including landscaping around the building

TOTAL BUDGET:

\$700k — \$800k

Renovations to the existing facility (approx. 17,500sf) with site upgrades

Budget includes the following:

- *Construction Costs*
- *Site Development*
- *Design Fees*
- *Inspection & Permit Fees*
- *Furnishings Allowance*
- *Technology Allowance*
- *Contingency*
- *Assumes design start early 2023*



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FARMERS PRODUCE MARKET



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OFFICE FOR BOARD OF ELECTION SUPERVISORS

The Jasper County Board of Election Supervisors and Voter Registration Office is located in an office park at 1506 Gray Highway, Ridgeland, near the Ridgeland Airport. The current facilities do not provide adequate space for public observation of the voting process, are not central for public access to registration and voting within the metropolitan area, and do not provide secure and separate storage for the voting machines and equipment.

One option for the Board of Election Supervisors office is to relocate to the space vacated by the Department of Social Services, which is under recommendation for renovation in this report. This renovation will support expanded office and public spaces. A separate construction for secure equipment storage is recommended.

Another option is to renovate the current space, which we have budgeted below.

TOTAL BUDGET:

\$2M — \$3M

Renovations to the existing facility (approx. 10,000sf) with site upgrades

Budget includes the following:

- *Construction Costs*
- *Site Development*
- *Design Fees*
- *Inspection & Permit Fees*
- *Furnishings Allowance*
- *Technology Allowance*
- *Contingency*
- *Assumes design start early 2023*

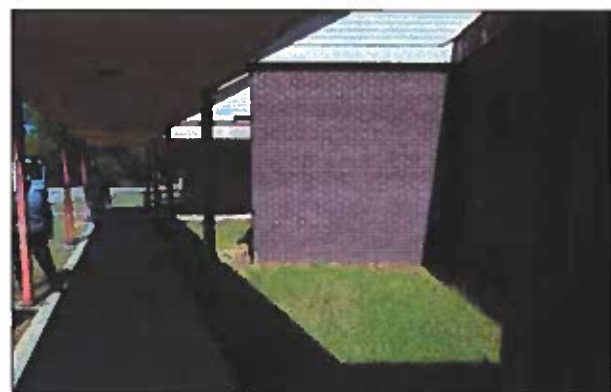


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OFFICE FOR BOARD OF ELECTION SUPERVISORS



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RIDGELAND-CLAUDE DEAN AIRPORT TERMINAL

Ridgeland – Claude Dean Airport, 254 Barbara B. Clark Drive, is undergoing massive expansion and renovation to serve the recreational and business needs of the aviation public. Physical dimensions of the airport have grown from 70 acres to over 300 acres. Staffing needs have increased from a part-time presence to full-time presence requiring 5 full-time employees.

\$30 million in total expenditures will be needed to complete the transformation from a recreational airport to a full-service General Aviation (GA) airport. The old airport was severely deficient in its ability to serve the economic development interest of the Community. The new airport design, construction and operation will serve both the recreational and the economic development needs of Jasper County and the Region.

Phase 5 of project plan for airport expansion includes a new terminal building/ fixed base operation (FBO), aircraft parking ramp expansion, aviation fuel farm, automated weather observation station (AWOS), new hangars and RNAV GPS Instrument Approach.

The airport terminal project for Phase 5 includes design and construction of the new terminal, maintenance storage hangar and emergency electrical generation. Fixed base operation services will be provided by SkyBlue Aviation. The terminal/fbo will provide 21st Century amenities to airport staff, pilots and passengers. Amenities to include fuel services, pilot lounge, concierge, weather services and meeting space. The terminal will also serve as headquarters for the airport and the Jasper County Development Services Division.

TOTAL BUDGET: \$6M — \$7M

New terminal building (approx. 7,850sf) and storage hangar (approx. 1,650sf) with site development

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023





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RIDGELAND-CLAUDE DEAN AIRPORT TERMINAL



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NEW FIRE-RESCUE STATION 31 (Coosawhatchie)

The current Jasper County Fire-Rescue Station (Coosawhatchie) is located at 6691 W. Frontage Road, Coosawhatchie, South Carolina. The current facility had been closed to occupancy due to the presence of mold within the insulation and structural materials of the building. A review of this existing facility to determine whether renovation for continued use determined the following:

- Removal of the mold and hazardous material will require complete demolition of materials to the structural members of the building (removal of all insulation, walls, wood elements, organic materials)
- Confirmation that all causes of mold infiltration (leaks, etc.) have been resolved, and corrected before replacement of insulation and renovation of building elements. While these actions will prepare the building for renovation activities, there remain several building and site elements that will not be corrected through renovation
- The site location and layout is not adequate for proper and safe access to and for vehicles from the building
- Restrooms and kitchen facilities need significant renovation to meet current code
- The building does not provide adequate space for proper access for a 2nd floor or mezzanine. Renovation will limit the space to a single floor for housing and office use

A budget for renovation of the existing facility was prepared; however, this will not resolve the limitations described from the review. Even if renovations were completed, the facility would not meet ordinance requirements including setbacks and other requirements. The property has limited space and does not allow for a properly sized drain field or water supply well.

It recommended the County consider a replacement facility at a new location, based on the prototype facility currently under construction at Marsh Cove. The site accessibility and facility needs of a manned facility can be addressed through this new facility and support the region in a safe and professional manner.

TOTAL BUDGET:

\$4.5M — \$5.5M

New fire-rescue station 31 (approx. 8,000sf) with site development

ALTERNATE: Remediate the existing Fire-Rescue Station Deduct: \$3M

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



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NEW FIRE-RESCUE STATION 31 (Coosawhatchie)



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CONCLUSION

Jasper County has the ability to show the positive impacts and progress of the Capital Improvement and Investment Plan and prove the value of investing in its aging facilities. It is recommended the County maintain open communication throughout the course of the program to help keep the public informed about future public improvements, thus providing a level of certainty to residents, developers and business owners regarding community vitality, tax burdens, and service costs.

Program oversight and coordination requires a substantial amount of time and attention to implement the key areas listed above. M. B. Kahn looks forward to working with Jasper County to manage and coordinate efforts. Our project team will report directly to the County's coordinator who will then monitor and report project status to the County leadership.

As a final reminder, this plan does not address all capital expenditures for Jasper County, but it provides an overview of large and permanent physical improvements currently needed and defined. This plan is a living document and should be reviewed and updated annually to address expected changes in the County's facility needs, goals, and financial resources.



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