

VIRGINIA:

A special meeting of the Lancaster County Board of Supervisors was held in the Administrative Building Board/Commission Meeting Room of said county on Wednesday, December 6, 2017.

Members Present: William R. Lee, Chair
Ernest W. Palin, Jr., Vice Chair
F. W. Jenkins, Jr., Board Member
B. Wally Beauchamp, Board Member
Jason D. Bellows was absent.

Staff Present: Frank A. Pleva, County Administrator
Don G. Gill, Assistant County Administrator and
Planning/Land Use Director
Crystal Whay, Building/Land Use Assistant

Mr. Lee called the meeting to order at 5:00 p.m.

WORK SESSION

Mr. Lee stated that the purpose of the meeting was to review the bids for the proposed EMS/EOC Facility that were opened on November 28th. He stated that Andrew Cronan from Guernsey Tingle Architects was present to discuss the bids.

Mr. Cronan stated that they were pleased that there were six bidders. He stated that the low bidder with the alternate option was the Norman Company at \$1,495,462. He stated that the high bidder was David A. Nice Builders at \$1,828,000.

Mr. Pleva asked Mr. Cronan to explain the alternate option for the bids.

Mr. Cronan replied that the base bid included a metal roof and the alternate option was for a lifetime shingle roof. He stated that all of the bids reflect the alternate option.

Mr. Cronan stated that he thought they had received very good bid results and compared to other localities with similar buildings, the bids were significantly lower.

Mr. Cronan explained the project cost summary and stated that they had recommended including a \$75,000 contingency cost, in case unforeseen conditions

happen during construction. He stated that the total, with the contingency cost, would be \$1,992,462.

Mr. Lee referred to the \$100,000 estimate for furnishings and equipment and asked how they arrived at that figure.

Chief McGregor replied that they looked at retail pricing for furnishings and equipment for the entire building. He stated that obtaining those items on a state contract could mean greater savings.

Mr. Pleva asked Mr. Cronan about the current bidding market.

Mr. Cronan replied that due to the recent hurricanes and the upswing in the economy, contractors are quite busy and it is harder to get bids from them, so those bids are coming in at a higher cost.

Mr. Lee asked how long the low bid would be valid.

Mr. Cronan replied that the bid was good for ninety days. He stated that the Norman Company was very interested in doing the project. He stated that they are very responsive and have a good track record.

Mr. Cronan stated that it would take approximately four to six weeks to get bonds and start the submittal process before the construction company would be on-site. He stated that the official construction time is one year, but it would most likely be around ten months.

Mr. Lee stated that the Capital Improvement Budget would have to be amended and another public hearing held. He asked if they could advise Mr. Pleva to advertise for the hearing at the organizational meeting that will be held in early January.

Mr. Pleva stated that the hearing would only need to be advertised for one week, so depending on when the organizational meeting was held, they would probably have time for the advertisement before the regular meeting.

Mr. Lee asked if there were any questions.

Mr. Jenkins asked how they could make the proposed building less expensive. He stated that it was too much money. He stated that emergency services are an important function and there is a need for something, but this proposal is too expensive.

Mr. Lee stated that he would like to see what other counties have spent on similar buildings.

Chief McGregor stated that Richmond County is currently building a structure for its EMS and Animal Control Departments and spending about \$2 million dollars.

Chief McGregor stated that a lot of the professional services have already been spent totaling approximately \$250,000. He stated that as far as further expenditures go, they are looking at about \$1.75 million.

ADJOURNMENT

Mr. Lee made a motion to adjourn the meeting.

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| VOTE: | William R. Lee | Aye |
| | Ernest W. Palin, Jr. | Aye |
| | F. W. Jenkins, Jr. | Aye |
| | Jason D. Bellows | Aye |
| | B. Wally Beauchamp | Aye |