



1 **TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS**

2 **July 22, 2008 ♦ 5:00 P.M.**

3
4 **TOWN COUNCIL FIRE STATION WORKSHOP**

5
6
7 **CALL TO ORDER**

8 Mayor Deaton called the workshop meeting to order at 5:00 p.m. and welcomed everyone in
9 attendance. Mayor Deaton stated that this would be a workshop regarding the town's new
10 fire station. In attendance: Mayor Deaton, and Councilmembers Blair, Johnson, Martin,
11 Samples and Childs. Mayor Pro Tem Truett was absent. Staff in attendance: Administrator
12 Booth, Town Clerk, Pinnell, Director Public Safety, Christenson and Fire Chief Packard.
13 Other members of the Fire Department were also in the audience. DP3 Mark Eggl was in
14 attendance with Daniel Schaaf from S.Y.S. Constructors.

15
16 **WORKSHOP**

17 Mr. Booth stated that he and the Police Chief and Fire Chief made a trip about a month ago
18 to Greenville to go over plans and requirements with DP3. Mr. Booth stated that this
19 workshop will include a presentation of various plans and later in the council meeting
20 council will be presented with an issue paper for guidance to move ahead. Mr. Booth stated
21 that this meeting will be just one of many meetings but at this point a decision will need to
22 be made to proceed. Mr. Booth stated that council will be presented with the construction
23 type of the building and what direction they want to take. Mr. Booth stated that the
24 condition of the current fire station is unsatisfactory and added that it is to the point where it
25 should be condemned but the town needs to use it for the lack of anything else being
26 available.

27
28 **PRESENTATION-DP3**

29 Mr. Eggl, one of the Principals of DP3 Architects introduced himself. Mr. Eggl stated that
30 he has enjoyed working with staff on this project; it has been a very interactive experience.
31 Mr. Eggl stated that the directive after their last meeting with council was clear; it was to
32 create a facility that was very functional, minimization of square footage would be required
33 and a need to look at different designs; one would be conventionally built, another would be
34 pre-engineered and a third would be a mix of the two. Mr. Eggl added that he also came up
35 with a two-story conventional plan. Mr. Eggl stated that the presentation would be brief and
36 that council should feel free to interrupt him at any time with any questions. Mr. Eggl stated
37 that aesthetics, materials used and design are all critical. Mr. Eggl presented his PowerPoint
38 presentation that is on file that showed some various design plans; single story conventional,
39 prefabricated and mix of prefabricated and conventional; a two story design was also shown.
40 Mr. Eggl stated that his staff came up with a design they thought would best fit in a beach
41 community and also one that would fit on the site plan. Drive-through bays that exit out on
42 Poplar were included in the plan. Mr. Eggl gave some descriptions of the building plans
43 presented. The first three plans that were shown maximized the space to allow for a one-
44 story design. A fifth option was given that would leave the fire station in place and then
45 would include building a new station and then moving the fire apparatus to the new station
46 and then demolish the currently existing station. Mr. Eggl added that this was probably not
47 the most efficient option but he wanted to let Council know that they had looked at a lot of
48 options to make sure they did not miss something in the planning process. Mr. Eggl stated
49 that the initial plan they started out with when they were interviewed was 19,300 square feet
50 and added that they took this plan and, as a good architect should do, they figured out how
51 to maximize the function and minimize the square footage. Mr. Samples asked if a copy of
52 this presentation was available and Mr. Eggl answered that he had provided one to the

53 Administrator. Mr. Eggl stated that they came up with a plan that includes 15,000 square
54 feet which saves approximately 4,300 square feet of facility and equates to about \$750,000
55 to \$800,000 in construction costs. Mr. Eggl stated that the two-story design would allow a
56 little more green space around the building and added that land is at a premium with the
57 number of facilities the town would like to have. The two-story plan cuts the square footage
58 to 14,335. Mr. Eggl then presented the conceptual estimates. Mr. Eggl then introduced Dan
59 Schaaf who is with S.Y.S. Constructors, Inc. Greenville, SC and added that his associate
60 Brian Neal, who had worked in construction in Horry County for 5 years, had put together
61 the estimates for DP3. Mr. Eggl added that the reason they use contractors to do estimates is
62 that they have real time information; it is not taken from a book. All conventional built with
63 15,000 square feet was estimated at \$2,850,000 (\$190 a square foot); a combination of
64 conventional and pre-engineered construction came in at 2,785,000 (\$186 a square foot); all
65 pre-engineered came in at \$2,722,000 (\$182 a square foot) and a two-story conventional
66 built building came in at \$2,780,000. Mr. Eggl stated that it comes back to initial cost, life
67 cycle cost, operational cost and image. Mr. Eggl stated that they originally thought that they
68 would have to design a building on piles but fortunately the geo-technical report; the
69 perimeter report determined that they would not have to; this helped to bring the cost down.
70

71 DISCUSSION

72 Mr. Martin stated that he has had conversations with Santee Cooper and he did not see a
73 design plan for the Emergency Operation Center that included photovoltaic panels and asked
74 if that would be in their design. Mr. Eggl stated that they have not given thought to the
75 green aspect; they wanted to get through this initial phase first adding that the idea of going
76 green is very important; respecting our environment and natural resources. Mr. Eggl stated
77 that a majority of clients initially feel the cost is too high building green but when they look
78 at the long-term investment they usually find that it pays for itself over a certain period of
79 time. Mr. Eggl stated that he would present some green systems with the payback period
80 whether it would be 5 years, 10 years or 25 years. Mr. Martin stated that Santee Cooper
81 would contribute to the building. Mr. Eggl stated that he is unaware of any Santee Cooper
82 contributions but they would look into this and thanked Mr. Martin for looking in this
83 direction. Mr. Martin stated that it was his understanding that there were special
84 requirements for an Emergency Operations Center and asked if this was incorporated into
85 the design. Mr. Eggl stated that one of the key elements is the emergency generator backup
86 and this is included in the pricing given.
87

88 Mr. Samples stated that he had a question regarding the one-story layout and asked about the
89 areas that would perform double duty; multiple functions. Mr. Eggl stated that the
90 classroom area would double as the Emergency Operations Center. The dimensions were
91 stated as being roughly 500 square feet. Mr. Eggl was asked to explain the layout. Mr. Eggl
92 pointed out the admin area, day room that was readily accessible to the bays; this was
93 determined to be about 600 square feet and a private bunk area with 4 on one side and 4 on
94 the other that would accommodate male/female privacy. Mayor Deaton stated that he
95 wanted to open up the format to make it a little less formal and invited council to ask any
96 questions they had. Mr. Eggl stated that the critical dimension is the size of the apparatus
97 and what the town has today they will not have tomorrow and it is very important to
98 understand what is needed for the future. The chief and his staff will need to not only give
99 an inventory of what they currently have but what they plan on having in the future. Mayor
100 Deaton asked what Mr. Eggl's concept of the future was. Mr. Eggl stated that the further the
101 town could look into the future the better; ISO ratings are looked at in terms of growth. Mr.
102 Eggl discussed briefly town growth and town limits. Mr. Eggl went on to discuss the actual

103 location of the fire station and how typically on a site Life Safety and Emergency Operations
104 would be segregated from the admin functions. The town plans have both of them co-
105 mingled and he would not say that this is an optimum site plan but since this is the only site
106 the town had then they would need to do the best job they can to segregate the two functions
107 because emergency operations is 24 hours a day and admin would be an 8 to 9 hour a day
108 function. Mr. Childs stated that he looked at a fire station in Carolina Forest and in the
109 rendition Mr. Eggl presented of the prefabricated design he did not give this type of
110 construction justice. The Carolina Forest station was a prefabricated building and it was
111 very attractive; the building had a block design and Mr. Childs was informed that the
112 County is totally going this route. Mr. Childs stated that the building was around 8,000
113 square feet with large bays so apparently there are nicer prefab designs than what was just
114 presented. Mr. Eggl agreed with Mr. Childs and added that the town can add whatever kind
115 of aesthetics they want and that they would need to be willing to pay the added cost for
116 those aesthetics. Mr. Childs stated that the 8,000 foot building came in under a million
117 dollars per the contractor and added that it had all of the bells and whistles; it did not have
118 drive-through bays and he informed him that the difference in cost was not that much more.
119 There was a question on the square footage and cost of that building and Chief Packard
120 confirmed that the station in Carolina Forest was 7,720 square feet. Councilmembers added
121 that this building was just built and that there were 3 bays as opposed to 4; it has a living
122 room, sleeping quarters and exercise/training room and cascade room. Mayor Deaton
123 clarified that pre-engineered construction is a metal building; the construction itself is rated
124 and then the facade could be changed to whatever aesthetic value one would like to attain.
125 Mr. Eggl stated that his company has done many pre-engineered fire stations but what it
126 really came down to was what would be the optimum solution and what is the town looking
127 for aesthetically. Mr. Eggl stated that what DP3 is doing is bringing forth the best
128 information they can to allow council to make a well-informed decision. Mr. Eggl added
129 that he did not want council to get the impression that the pre-engineered building design
130 presented was the only design available because there are other options. Mayor Deaton
131 asked if a pre-engineered building would be considered greener with its use of materials.
132 Mr. Eggl answered that it is hard to say because one would have to look at all the materials
133 involved but he agreed that a pre-engineered building would probably be a very green
134 construction. Mr. Martin had a question regarding the lifetime of a pre-engineered building
135 adding that in his experience he has found that pre-engineered buildings do not last as long
136 as conventional built buildings. Mr. Eggl stated that he agreed with Mr. Martin 100 percent
137 adding that he considers pre-engineered buildings as being semi-permanent. Mr. Eggl stated
138 that he believes that a well-constructed conventional building will probably last 50 to 100
139 years whereas if you drove by some pre-engineered building after 10 or 20 years you can see
140 the difference in how they held up. Mr. Childs stated that he believes that there is a big
141 difference in the pre-engineered building that is built today as opposed to those built 20
142 years ago. Mr. Eggl stated that he agreed but it would depend on what kind of finish was
143 put on it. There was additional discussion on different types of facades that could be put on
144 a pre-engineered building and what type of other materials would be used in the
145 construction.

146
147 Mr. Samples stated that the town would need to rebuild a fire station that would withstand
148 Category 3 winds. Mr. Samples stated that staff would need to decide if 3 drive-through
149 bays that were stacked would meet the towns needs versus the 4 bays adding that he is still
150 not persuaded that 4 drive-through bays is necessary and this is because he does not have all
151 the information; a general understanding of what the genuine operational requirement are.
152 Mr. Samples stated that while he is very interested in the future of Surfside Beach he does

153 not expect the town to grow where the fire department would be required to run 10 to 15
154 miles out of town to serve Surfside Beach residents and added that others may differ with
155 this opinion. One thing he is not interested in doing is to resolve a County shortage or
156 County problem. Mr. Samples stated that council was elected to meet the needs of the
157 residents of the 2 square mile town of Surfside Beach and he feels that it would be in the
158 best interest of the town to build a high quality fire station that meets these needs adding that
159 he already had people asking him when the taxes would be raised to pay for the new fire
160 station. There was additional discussion regarding cost and Mr. Samples added that he did
161 not believe that the majority of council was planning on spending over 2 million dollars on
162 this project. Mr. Eggl stated that he wanted council to understand that DP3 is designing
163 plans based on the input received from the Chief and Mr. Booth. Mr. Booth added that 2
164 million is the number that the town can spend using cash without having to borrow. \$700,00
165 was set aside this year along with some funds from the previous year, there is a little over a
166 million and by the time it is built there will be up to 2 million. Mr. Booth stated that they
167 may be able to cut back the 15,000 square feet but generally a town would build for future
168 growth but Surfside would probably not experience a lot more growth because number one,
169 state law requires that a neighboring area would need to ask to annex and number two the
170 town would need to look at the area that would want to annex and determine the town costs
171 involved and as it stands now that would cost the town too much to do. Mr. Booth stated
172 that the 4th bay discussed is for the County; the town can operate with 3 bays but the County
173 rescue is currently in the 4th bay. Mr. Booth added that the County rescue does service the
174 citizens in town and most residents like the fact that they are there adding that there is
175 currently discussion with their participation in the 4th bay. There was some discussion
176 regarding the County contributing some funds towards the fire station for the use of the bay.
177 Mr. Booth stated that he had previously built pre-engineered buildings with block outside
178 and that they could usually sustain a 2 to 3 category storm. Mr. Childs stated that he was
179 impressed with what Carolina Forest got for under 1 million dollars and would expect
180 something unbelievably nice for 2 million. Mr. Eggl stated that as of July 1st the cost of
181 steel has gone up \$200 a ton and asphalt has gone up 40 percent and asked council to keep in
182 mind that costs of material could go up even further.

183
184 It was determined that there were 8 bunks in the plan and Mayor Deaton stated that this was
185 the amount at Carolina Forest as well; they were all in one room. Mr. Martin stated that he
186 believes that it is a major advantage to the people of Surfside Beach to have the County
187 EMS in town and not 10 to 30 miles away adding that they operate 24/7. Mr. Martin wanted
188 to confirm that this would stay and council all agreed that they had no intention of giving
189 that up. Mr. Samples asked Chief Packard to describe the trucks the town currently has.
190 Chief Packard answered that they currently have 3 engines plus 1 ladder and explained
191 where they could be placed in the new design. Chief Packard explained that EMS never had
192 their own bay; it was shared with Surfside. Chief Packard stated that he was informed that
193 the Carolina Forest station cost 1.2 million to build and he had inquired how a fire
194 department was built for that amount; the contractor told him that he does not build fire
195 departments, he builds fire stations and that all of the administrative functions are located in
196 Conway; EOC's are not in this building. Chief Packard added that there are actually two
197 fire stations in Carolina Forest. Director Christenson added that the police would also need
198 to utilize a section of the new bays to accommodate 2 four-wheelers, 2 golf carts and a jet
199 ski that need to be housed in a covered area. There was some additional discussion
200 regarding the EMS and their need for a bay and their need in town.
201

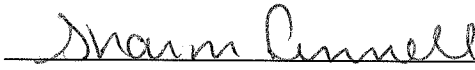
202 Mr. Samples stated that he believes that the administrative space needs to be cut back, and
203 that staff needs to discuss whether 4 bays are really needed and in his opinion the plan
204 should go "bare bones, it is the town taxpayers who are paying for this" and added that the
205 money was not coming out of Accommodations Tax or Hospitality Tax but it would be
206 coming out of property taxes and business licenses. Mr. Samples stated that this debt will be
207 paid off in 2013 and added that he would lobby as hard as he needs to so that this gets done.
208 He added that he does not want to borrow money for something more than the town needs.
209 Mr. Samples stated that staff needs to work on cutting more space; design more double duty
210 spaces. Mr. Samples stated that he thought that the building in Carolina Forest was bare
211 bones but it appeared to be adequate to do training. Chief Packard asked if Mr. Samples was
212 familiar with the number of volunteers they have there and Mr. Samples stated that he was
213 not but perhaps the same training would need to be done multiple times. It was confirmed
214 that Surfside Beach had 5 full time firefighters and Mr. Samples stated that at a cost of 2
215 million dollars it is like spending \$400,000 a person. Chief Packard added that he would
216 need to consider the 30 volunteers that the town has. Mr. Samples stated that it is EMS,
217 medical responses and the insurance rating that are the reasons, in his opinion, that the town
218 has retained the fire department and added that several years ago there were negotiations
219 with Murrells Inlet and Garden City. Mayor Deaton stated that he was on council at the
220 time and added that they did not want Surfside. Director Christenson stated that they do not
221 want any more space than they need and added that they already decreased it from 19,000
222 square feet to 14,000. Mr. Samples stated that it might be helpful to council if staff
223 prioritized their needs. There was some additional discussion regarding the current plan.
224 Mr. Martin asked if they went from 8 bunks to 6 bunks and if they combined the day room
225 and the training room what the impact would be. Chief Packard stated that ISO does not
226 care if the town delivers Emergency Medical Services; this does not effect their rating, what
227 they do look at is the interior structure. Director Christenson stated that combining a day
228 room and training room may be difficult to do; it may conflict with duties. Mr. Johnson
229 asked about the other rooms on the plans. Chief Packard listed the shop with the tools, the
230 decon room, the flammable liquid storage locker, the cascade room and the laundry and
231 janitorial storage and added that both the cascade room and the decon room must be stand-
232 alone rooms. Ms. Blair stated that having worked County EOC many times she would find
233 it very difficult to combine EOC/training with the dayroom. There was some additional
234 discussion regarding adding a sliding wall and Director Christenson added that the training
235 room would not only be used for fire department training but for every department within
236 the town and added that the Chambers is used a lot by the court and is rarely available.
237 There was some discussion regarding a mezzanine in the design and that it could be used for
238 storage and that it was cheap space. Mr. Samples asked how often we have 8 personnel
239 sleeping and Chief Packard stated that the most is around 4 or 5. Ms. Blair asked for
240 confirmation on the location of the restrooms and showers. Mr. Samples asked if there was
241 any thought given to house the ambulance in a better or more cost efficient way. Mr. Eggl
242 stated they did a fire station for BMW Manufacturing and they house their stuff in a tent but
243 added that he believes this not to be acceptable on a coast location. There was some
244 discussion regarding the ambulance, size and cost and possibly constructing a smaller bay.
245 Director Christenson stated that the police department could always add on a covered area to
246 their building to store the golf carts, Jet Ski etc. There was some additional discussion
247 regarding the bays and their uses. Mayor Deaton brought up a discussion on green electrical
248 uses and added that it would be worth researching. Mayor Deaton stated that he believes
249 that 15,000 square feet may be too large for our community and feels that 10,000 would be
250 more reasonable. Chief Packard stated that 10,000 is close to what they currently have and
251 Mayor Deaton stated that something could be designed with a better layout. Mr. Eggl stated

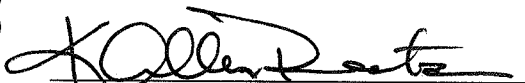
252 that it would be typical for a community the size of Surfside Beach to have a 13,000 to
253 15,000 square foot building and added that in order to get the plan down to 10,000 there
254 would need to be some drastic cuts made. Mr. Samples stated that it was already identified
255 where space could be eliminated. Mr. Samples suggested that the plan could be cut to six
256 bunks with one room, get rid of the stairwell, cut the EOC/training room in half and added
257 that the dayroom is too big; a multi-purpose room could be used; smaller vehicles could be
258 put in smaller places. Mr. Samples stated that he agrees with the Mayor and that he would
259 like to see a plan in the realm of 10,000 square feet. There was some additional discussion
260 regarding the size of the building. Mayor Deaton stated that they are currently looking at
261 size and costs and Chief Packard added that he would not want anyone to think that they
262 were not good stewards of the taxpayers money because they are concerned with costs.
263 There was some additional discussion regarding cutting the cost and the size down. Mr.
264 Johnson stated that he would like each councilperson to receive something on paper so that
265 they can have something to study and think about. Mr. Childs stated that he thought that the
266 Carolina Forest station was very large and if one more bay was added it would be adequate
267 enough for this town. Mayor Deaton added that the bays were 70 feet by 20 feet. This was
268 the end of the discussion. Council required a break before the regularly scheduled council
269 meeting began.

270
271 **ADJOURNMENT**

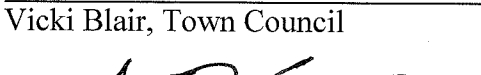
272 The workshop meeting was adjourned at 6:10 PM.

273
274
275
276 Approved: August 12, 2008



277
278 Sharon Pinnell, Town Clerk


280
281 K. Allen Deaton, Mayor

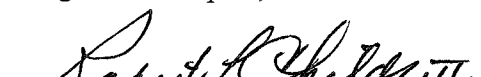

282
283 Joseph P. Martin, Town Council


284
285 Vicki Blair, Town Council


286
287 James S. Truett, Mayor Pro Tem


288
289 Douglas F. Samples, Town Council


290
291 Mark Johnson, Town Council


292
293 Robert F. Childs, III, Town Council

294
295
296
297
298
299
300
301 Clerk's Note: This document constitutes minutes of the meeting, which was audio taped. In accordance with FOIA, meeting notice and the
302 agenda were faxed and/or emailed to local media and interested parties. A complete list is on file in the clerk's office. The agenda was posted
303 on bulletin boards outside Council chambers and in the town hall reception area. Meeting notice was also posted on the town marquee.