

1                                   **TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS**  
2   **April 21, 2008, 5:00 o'clock p.m.**

3  
4                                   **TOWN COUNCIL DP3 WORKSHOP MINUTES**

5  
6                   **CALL TO ORDER.**

7  
8 Mayor Hyman called the special workshop meeting to order at 5:00 p.m. Mayor Hyman, Mayor  
9 Pro Tem Truett, Councilmember's Hiatt, Martin, Samples and Tuttle were present. A quorum  
10 was present. Staff present: Administrator Booth; Clerk Pinnell, Fire Chief Packard and Public  
11 Safety Director Christenson.

12  
13                   **DP3**

14 Mr. Booth reported that the staff had met with DP3 earlier in the day to discuss the overall  
15 concept desired for the fire department. It was acknowledged that there are constraints with the  
16 budget and there would need to be discussion on how it would be paid for. There was  
17 discussion regarding various costs; an 18,000 square foot building could run 5 million and if  
18 was cut to 12,000 square feet the cost would run 2.2 to 2.5 million. The meeting determined  
19 that the additional cost cuts could mean the building would be one story as opposed to 2 stories.  
20 A 2-story building is more expensive to build because of all of the new requirements. Mr. Booth  
21 stated that the complex was also discussed at the afternoon meeting and he is looking at this as  
22 being an approximate 8-year project. Mr. Booth stated that he would like to see the town pay as  
23 it goes rather than borrow funds.

24  
25 Mark Eggl, Michael Pry and Ben Urueta from DP3 presented copies of the presentation from  
26 November 2007, which is on file. The feedback from the afternoon meeting with staff was  
27 discussed. Mr. Eggl reported that the meeting brought some clarity to the space needs the town  
28 complex has and may need in the future. Mr. Eggl stated that a site survey would need to be  
29 done prior to them going forward with a plan. This will provide them with information they would  
30 need to know about like underground utilities, easements and anything else that could come up.  
31 Another part would be geotechnical testing; if the soil is not good the cost will go up. Mr. Eggl  
32 stated that his firm would need to figure out a way to minimize the cost of the building while  
33 maximizing the quality that is put in. The most important consideration is the input that Fire  
34 Chief Packard brings to the table in terms of the space that is actually needed to house his  
35 people and equipment. There was additional conversation regarding the square footage  
36 needed. Mr. Pry reported that the original plan included 15,670 square feet and that the budget  
37 would not allow for this amount of square footage so it has to be determined what is absolutely  
38 needed to function, not just for today, but with anticipated growth. Reducing the materials and  
39 quality of materials used and reducing the square feet to 12,500 could reduce the price from  
40 \$225 a square foot to \$180 a square foot. Mr. Eggl stated that to reduce this cost his firm would  
41 be discussing and presenting different quality of materials, quality of aesthetics and quality of  
42 the structure so that council can decide where to cut back. Mr. Eggl stated that he believes that  
43 most of council had decided against a pre-engineered building. Mr. Samples stated that he  
44 believes that it was Mr. Eggl who suggested not going with a pre-engineered building and Mr.  
45 Eggl stated that he does advise against it. Mr. Eggl stated that one of the things that his firm  
46 would never do is make the decision for the town, they will not decide whether the building is  
47 pre-engineered or made of brick or stucco or wood; these decisions will be made by council on  
48 various information provided by his firm. Mr. Eggl stated currently the municipal complex is a  
49 "hodge podge of stuff" and is not well thought out, is not high quality and is not something to be  
50 proud of adding that he does not mean to offend anyone but it is a reality and a master plan  
51 would give a direction and a vision. This council has the option to leave a legacy that shows a

52 pride within the town and it should be done right. Mr. Eggl stated that council should make  
53 decisions based on the legacy they want to leave.

54  
55 Mr. Pry added that some of the discussion with staff involved the civic center, the option for a  
56 wellness center, additional space needed by the Police Officers and Victim's Advocate in  
57 addition to storage space needed. The Administration building and municipal court was looked  
58 at as well. Mr. Booth added that by evaluating and looking at the overall plan for the complex it  
59 was found that the fire station would not have to be as large as originally thought; additional  
60 space could be added to another area in the complex at a later time. Mr. Samples had a  
61 question regarding the cost of \$131 square foot for a wellness center as opposed to the cost of  
62 \$180 to build a fire station. Mr. Pry stated that the estimated prices are annual guidelines  
63 already configured and they re-evaluate these every year; the cost of a fire station is more  
64 because of the way it is built, the materials used, durability and a wellness center or civic center  
65 has more open rooms and less walls. There was additional discussion on parking spaces  
66 needed and that there was a deficit of these. Mr. Truett asked why DP3 is not in favor of a pre-  
67 engineered building; the cost would be less, it meets the wind zone requirements, insurance is a  
68 third of the cost and any facade can be created on the outside including brick or concrete block.  
69 Mr. Eggl stated that he was not against them and they are built a lot better today than in  
70 previous years but he does not think that the town will get 75 years out of pre-engineered  
71 construction. Mr. Truett stated that concrete and steel should last a long time and if brick  
72 facades are added it would be the same as building a brick building so he is trying to  
73 understand the difference. Mr. Pry stated that a conventional building is more rigid and more  
74 permanent in design and a pre-engineered will shift and move and the brick or block will crack.  
75 Mr. Eggl stated that everyone will have a different opinion on what kind of building to go with,  
76 even contractors, some prefer pre-engineered while others do not; each council member will  
77 also have an opinion and DP3's job is to provide the information and then have council decide  
78 what they want and what kind of construction to use. Ms. Hiatt asked what size fire station was  
79 originally discussed and Mr. Pry answered that it was originally anticipated to be 17,000 to  
80 18,000 square feet and then it was cut down to 15,000 and the price range was \$225 a square  
81 foot. They have recently seen a 6 to 12 percent increase in material costs like steel and copper.  
82 The estimated price at the previous meeting was 4 million. Ms. Hiatt stated that she is  
83 interested in a 2 story because of the lack of space available and asked what the difference in  
84 cost was for a 2 story and a single story. Mr. Eggl stated that a 2-story building could still be  
85 considered and they are just presenting ideas on the feedback given by staff at the meeting this  
86 afternoon. There was discussion as to the number of bays needed. Ms. Hiatt stated that we  
87 want to make sure that we account for growth when deciding how many bays to put in. There  
88 was some discussion as whether the town would be adding another medic unit in town. Ms.  
89 Tuttle asked for clarification on the wellness center; it was determined that the wellness center  
90 discussed would not be part of the fire station it would be a separate building. Ms. Tuttle asked  
91 why it was decided to be separate to the fire station. Mr. Pry stated that to get down to a more  
92 affordable 12,000 square feet this was something that needed to be eliminated; this way it could  
93 also be kept separate and be used by all of town staff and also residents. Ms. Tuttle added that  
94 some of our residents have expressed an interest in a public weight room. Mayor Hyman stated  
95 that DP3 are the experts and they need to give council options to choose from and one option  
96 he would like to look into is if we could be given the option to expand whatever we build. Mr.  
97 Martin stated he agrees with the Mayor and added that he used to work in a military base in  
98 Colorado and there were some temporary buildings built in 1941 that they were still using in the  
99 90's and they were not real good buildings. Mr. Martin stated that his experience with pre-  
100 engineered buildings is, even though they are made of steel they are made of lighter weight  
101 steel than structural steel; they are typically roll formed rather than heavy steel forms and the  
102 gauge of the steel used for the siding and roofing is lighter than what you would get in an

103 engineered steel building. Mr. Martin added that he does not feel pre-engineered buildings are  
104 made as well as engineered buildings and would not have the long-term life use. There was  
105 discussion regarding expansion and land available nearby. Mr. Martin added that the parking  
106 problem would need to be addressed. Mr. Booth stated that 3-4 bays is usually standard and  
107 anytime additional bays are needed a town would go to another building at another sub station  
108 at another location. Mr. Booth stated that this is something that would be done if the town  
109 were to annex property in and as long as the town stays the size it currently is the size proposed  
110 would probably be sufficient. Ms. Tuttle stated that for a town our size we have a large fire  
111 department that is well equipped and she does not see that, as we exist, the need for that  
112 expansion. Mr. Truett stated that he spoke with two commercial contractors today and they felt  
113 more at ease with life expectancy and quality of pre-engineered buildings as they did permanent  
114 buildings. Mr. Truett stated that we are looking at \$110 a square foot for a pre-engineered  
115 building which includes the brick facade and would rather see the town go in that direction and  
116 perhaps we could up it to 15,000 square feet. Mr. Truett would like to see a design to include  
117 the wellness center, which otherwise may be 5 years away; seeing if the town were to build  
118 something each year the Administrative Building and Police would be built prior to a wellness  
119 center. Ms. Hiatt had questions concerning the size of the trucks and what there would be room  
120 for in the bays. There was some discussion on this and where we could add on in the future.  
121 There was discussion as to putting an emergency operation center into the fire station and Mr.  
122 Eggl added that emergency operations should be built with certain safety specifications. There  
123 was discussion as to administrative space and storage space needed in the fire station and  
124 drive through bays needed. There was discussion regarding the amount of bedrooms that may  
125 be needed and that it would be set up to accommodate men and women. There was discussion  
126 as to raising the level of the building and the electrical off the floor, which would give an  
127 additional 5 feet of elevation and hopefully this would also alleviate the fire station being  
128 inundated with floodwater. Ms. Hiatt asked if the town would be able to leave some of its  
129 equipment in town in the event of an evacuation and would there be enough room for staff to  
130 stay in the building. Mr. Eggl stated that there would be room for staff to stay and Chief Packard  
131 added that it would depend on what category storm it was whether staff would stay and whether  
132 equipment would be moved. Chief Packard stated that he would like to be given the opportunity  
133 to stay as long as safely possible. Mr. Samples stated that we have discussed stick versus pre-  
134 engineered and is there a way to combine the two. Mr. Eggl stated that they could be  
135 combined. Mr. Samples stated that he agrees with the Mayor and Mr. Truett and does not want  
136 to pinch pennies and added that DP3 are the experts and he does not believe that \$180 a  
137 square foot is going to meet our needs. It does not make sense to spend 2.5 million dollars and  
138 get no additional capacity. Mr. Eggl stated that he agrees that this does not make sense to do  
139 either but it is not their decision to make. Mr. Samples added that Mr. Eggl had made it clear at  
140 the previous presentation that his firm was not in favor of pre-engineered buildings for the  
141 reasons he also mentioned today and what Mr. Samples is suggesting is that we balance the  
142 resources we have with the needs we have and we may have to use pre-engineered to some  
143 degree. Mr. Eggl stated that it could be done; they just want to make sure it is done right. Mr.  
144 Truett stated that pre-engineered buildings could be engineered the same as permanent  
145 buildings and can meet any wind velocity we want and could accept a wind velocity of 150 miles  
146 per hour. This added construction cost would be 8 to 10 percent. Mr. Eggl agreed that it could  
147 be done. Ms. Tuttle stated that the Myrtle Beach equipment evacuation policy is at the  
148 discretion of the Administrator. Ms. Tuttle asked if the fire station property has ever had a storm  
149 surge. Ms. Lewis, Administrative Manager for the town stated that the town, in the last 40-50  
150 years, has never had a storm surge reach the fire station property although we are not looking  
151 at the construction that has gone on between the beach and the fire station property and that  
152 the velocity of a storm approaching the coast is going to make a difference because the beach  
153 and erosion has moved inland approximately a foot every ten years and it could make a

154 difference going forward. Ms. Lewis added that we have also never had a category 5 hurricane.  
155 There was some additional discussion as to the various impacts of hurricanes.  
156

157 Mr. Booth stated that the council would need to decide whether they would want pre-  
158 engineered, stick built or a combination of both to be designed. Mr. Booth stated that it might  
159 make sense after the discussions to pre-engineer the bays and construct the rest of the building  
160 differently. Mr. Martin asked for confirmation that we still need to gather site information. Mr.  
161 Eggl stated that they need a complete topographic survey in order to move forward with a  
162 design. Mr. Booth stated that Earthworks is working on a geothermal and it should be back the  
163 following week and Ms. Donevant is working on getting the site survey. It was determined that  
164 the estimated time to get the information back would be a couple of weeks. Mr. Eggl stated that  
165 his firm needs to know if the town will need plans for expansion in the fire station building, what  
166 the budget is, will need to review the survey information they receive and will also need the site  
167 survey and testing information back. Having a follow-up meeting was discussed. Mr. Eggl  
168 stated that there are many decisions that council needs to make. Mr. Booth stated that we need  
169 to discuss where the money is coming from to pay for the fire station adding that we currently  
170 have 1.1 million in hospitality, \$600,000 will be added this year and next year \$700,00 will be  
171 added. Mr. Booth stated that the council has the ability to bond out the hospitality if they so  
172 desired; funds could be bonded out for up to 10 years. Mr. Booth stated that the town needs to  
173 look at the needs of the entire complex adding that all of the buildings are in bad shape. Mr.  
174 Booth stated that after the fire station the next building that is in the worst shape is the  
175 community center. Mr. Booth stated that the civic center and a wellness center could both fit  
176 into a 6,000 square foot building and added that he would like a wellness center that serves the  
177 community, the tourists and the fire and police department. Mr. Booth stated that the space for  
178 the court would also need to be evaluated. Mr. Booth stated that it appears that 2.4 to 2.5  
179 million is within our realm. Architectural fees have already been put into the budget and are not  
180 included in this estimate; that is for construction only. Mayor Hyman stated that he knows that  
181 we need a fire station as quickly as possible and he would like to concentrate on this project and  
182 find out what we need and how we can afford to get it. Mayor Hyman stated that he does not  
183 want it to be another 4 or 5 years to get it started. There was some additional conversation  
184 about the survey. Ms. Hiatt asked what the cost difference would be to build the fire station with  
185 green specs. Mr. Pry stated that the added cost would be approximately a half to one percent  
186 more for construction costs. It was confirmed that this pricing they discussed was not LEED but  
187 just adding energy efficient features. There was some additional conversation about LEED  
188 projects. Mr. Booth stated that plans could be brought back to council in approximately 45 days.  
189 There was consensus of council that this was acceptable.  
190

#### 191 **PUBLIC COMMENTS**

192 ***Mr. Bill Black, 9<sup>th</sup> Avenue So:*** Mr. Black stated that he hoped that when council goes through  
193 this process that the town does not end up with something similar in size to what currently  
194 exists. He would like the town to plan ahead and do it right. Expansion and annexation  
195 possibilities should be taken into consideration so that if the time comes the town is prepared.  
196 Mr. Black added that he does not want to see the town cut every corner when building the fire  
197 station. He would like to see the town build something that it will be proud of.  
198

199 ***P.L. Mabry, 15<sup>th</sup> Avenue No.:*** Mr. Mabry stated that council should not get stuck on the  
200 negativity of pre-engineered and that the building will be built with specifications such as size of  
201 columns, size of girths and the spacing on the girths and these are the items that will effect the  
202 wind strength of the building. The engineer should suggest the right products to use and the  
203 town should get a building that will last a real long time. Mr. Mabry added that he does not think  
204 that the town will want to build a building to stay in during a category 5 storm, if there is a

205 category 5 storm the town will be in a lot more trouble than the fire station. Mr. Mabry stated  
206 that everyone should leave in a category 5 storm.  
207

208  
209 **COUNCIL COMMENTS**

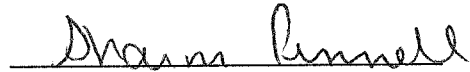
210 Ms. Hiatt stated that she wanted to make sure there was no misunderstanding and that the  
211 comments made earlier did not intend to suggest that the employees would be staying in town  
212 during a category 3, 4 or 5 hurricane.  
213

214 Mr. Martin stated that the rule he follows and tries to set an example for his neighbors is that if  
215 the Governor says evacuate, he evacuates and it does not matter what number storm it is. Mr.  
216 Martin stated that he is happy to hear about the meeting in 45 days to review sample options  
217 and to have the engineering information before then so that there are no surprises.  
218

219 Mayor Hyman stated that when Hugo came through the highest winds were only 68 miles per  
220 hour and there was a lot of damage at 68 miles per hour.  
221

222 **ADJOURNMENT.**

223  
224 There were no further comments. Mr. Truett moved to adjourn the workshop meeting at 6:10  
225 P.M. Mr. Martin seconded. **All present voted in favor. MOTION CARRIED.**  
226

227 

228 Sharon Pinnell, Town Clerk  
229

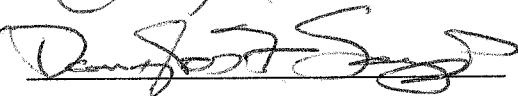
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231 Approved: May 13, 2008  
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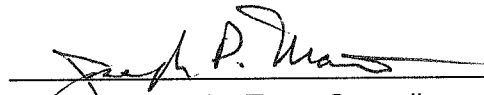
234 Roy Hyman, Jr., Mayor  
235

236 

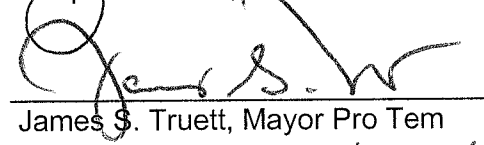
237 Rebecca J. Hiatt, Town Council  
238

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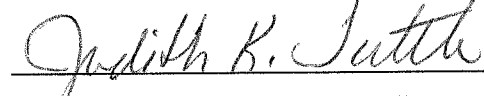
240 Douglas F. Samples, Town Council  
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243 Joseph P. Martin, Town Council  
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246 James S. Truett, Mayor Pro Tem  
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248 

249 Judith K. Tuttle, Town Council  
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251 \_\_\_\_\_  
252 Vacant  
253

254 Clerk's Note: This document constitutes minutes of the meeting, which was audio taped. In  
255 accordance with FOIA, meeting notice and the agenda were faxed and/or emailed to local  
256 media and interested parties. A complete list is on file in the clerk's office. The agenda was  
257 posted on bulletin boards outside council chambers and in the town hall reception area.  
258 Meeting notice was also posted on the town marquee.

