



**SPECIAL MEETING OF CITY COUNCIL
DECEMBER 5, 2019 – 5:30 PM
MUNICIPAL COURTROOM
GEORGETOWN, SOUTH CAROLINA**

1. CALL TO ORDER

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

MEMBERS PRESENT

Mayor Brendon M. Barber, Sr.
Mayor Pro Tempore Rudolph A. Bradley
Council Member Sheldon A. Butts
Council Member Tupelo Humes
Council Member Al Joseph
Council Member Clarence C. Smalls

MEMBERS ABSENT

Council Member Carol R. Jayroe

ALSO PRESENT

Dr. Sandra E. Yúdice, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Stephanie Buccione, City Clerk
Mr. Orlando Arteaga, Engineer
Mrs. Debra Bivens, Director of Finance
Mr. Will Gunter, Water Utilities Director
Chief Charlie Cribb, Georgetown Fire Department
Mr. Alan Loveless, Director of Electric Utilities
Ms. Angela Rambeau, Director of Planning and Community Development
Chief Kelvin Waites, Georgetown Police Department
Mr. Isaac Williams, Fleet Superintendent

ABSENT

Ms. Angela Rambeau, Director of Planning and Community Development
Mr. Isaac Williams, Fleet Superintendent

MEDIA

Georgetown Times - Mr. Richard Caines
GAB News - Mr. Scott Harper

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Brendon M. Barber, Sr. called the Special Meeting of City Council to order at 5:30p.m. and requested all cell phones or electronic devices be turned off or placed

on mute, with the exception of first responders, so as to not interrupt the meeting.

3. ANNOUNCEMENT

Mayor Barber read a prepared statement to Council and the public. Mayor Barber stated "I want my fellow Council Members and the public to know why we called a Special Meeting. As you know, Council approved the architectural schematic design for City Hall on November 21. We have discussed the financing and are ready to move forward with the City Hall project. The architects are ready to proceed with the next phase of the project which is the full design development and need to have a Construction Manager on board sooner rather than later to stay on course. Our approved timeline requires the contractor to mobilize and break ground in July 2020. We expected to vote last month to give staff directions regarding negotiating a construction contract to get this process started. When Council failed to do so, I asked for a Special Meeting. Right now we are stuck behind the starting line, I do not think this Council is serving our citizens well by delaying the construction of our new City Hall."

4. EXECUTIVE SESSION

Motion to adjourn Special Meeting and enter into Executive Session pursuant to Sec. 30-4-70(a)(2) to discuss and review qualifications and contract proposal fee from Construction Manager at Risk firms.

Mayor Pro Tempore Bradley moved, seconded by Council Member Butts.

Mayor Barber called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rudolph A. Bradley, Mayor Pro Tempore
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Barber Sr., Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Jayroe

The Special Meeting adjourned at 5:32pm.

Motion to adjourn Executive Session and reconvene Special Meeting.

Council Member Joseph moved, seconded by Mayor Pro Tempore Bradley.

Mayor Barber called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Rudolph A. Bradley, Mayor Pro Tempore
AYES:	Barber Sr., Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Jayroe

Executive Session adjourned and Special Meeting reconvened at 6:09pm.

C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

D. City Council may take action on items discussed in Executive Session.

5. CITY ADMINISTRATOR ANNOUNCEMENT

Dr. Sandra Yúdice addressed Council and the audience on the process that was followed up to this point. Dr. Yúdice stated "To keep the integrity of the entire procurement process included in the City Code, members of the Project Review Committee evaluated each proposal independently of each other. With this, I mean that no member of the committee consulted with each other during the review and evaluation process. This made the City's procurement process completely transparent and free of any internal influences. Furthermore and strictly based on the evaluation criteria published in the solicitation, the recommended company received the highest combined score. Therefore, it is the recommendation to enter into negotiations and to award the Construction Management at Risk contract to build the new City Hall to the recommended company. Lastly, the City utilized the Local Vendor Preference section of the Procurement Code that applies to Professional and Construction Services, where preference is given where all other factors are equal and I emphasize that. I can assure this governing body that no one in this room can question my professionalism and integrity in the performance of my duties and my responsibilities to manage this City."

6. Motion to authorize the City Administrator to enter into negotiations and execute contract with the Construction Manager at Risk Firm Edificeto perform consulting services and general contracting services for the new City Hall project.

Council Member Butts moved, seconded by Mayor Pro Tempore Bradley. Council Member Joseph thanked staff and Council for the process, the amount of work that has gone into it, and the discussions that has happened. Council Member Joseph stated he wanted to make it very clear that he has no doubt that Edifice is extremely qualified and would have no problem awarding them the contract if the vote goes that way. He said he would prefer a local company but there is a process and it was handled correctly. Council Member Joseph stated he has done some research since the last meeting and he feels that the numbers are too high. He said if you break it down into the square footage and the proposed price for the new City Hall it is \$375 a square foot. Council Member Joseph stated he has spoken with several builders and contractors and they said it should be done at \$250-\$260 a square foot. He said that is a potential two million dollar difference between the price we are looking at and the potential price. Council Member Joseph expressed that price is his concern. Council Member Humes said he will always go for a local company. Council Member Humes stated he does not understand how Coastal Structures received a low score by one of the judges and he does not understand how this project and money could get awarded to another City. Council Member Humes said he believes this and all future projects should be kept within the City. Mayor Pro Tempore Bradley stated the contractor was based on a process and a procedure that had proved to be successful in the past. Mayor Pro Tempore Bradley stated it would be irresponsible to choose a company just because they are local. He said it is only right to follow the

guidelines and procedures that have been set forth and proven to work. Mayor Barber asked for clarification from staff on the square footage of the new City Hall. Dr. Yúdice stated the price per square footage was established by the Architect and they said \$325 per square foot. Mr. Orlando Arteaga confirmed the price per square foot was established by the Architect and they gave a range of \$300-\$350 per square foot. Mr. Arteaga said the true cost of the new City Hall will not be determined until the building has been designed. Mayor Barber asked if it was possible for the construction costs to be lower than the budgeted cost if a Construction Manager at Risk is working with the Architect. Mr. Arteaga confirmed that it was one of the purposes to bring on a Construction Manager at Risk to help drive down the costs.

Mayor Barber called for the vote.

RESULT:	APPROVED [4 TO 2]
MOVER:	Sheldon A. Butts, Council Member
SECONDER:	Rudolph A. Bradley, Mayor Pro Tempore
AYES:	Barber Sr., Bradley, Butts, Smalls
NAYS:	Joseph, Humes
ABSENT:	Jayroe

7. ADJOURNMENT

Motion to adjourn the Special Meeting of City Council.

Council Member Joseph moved, seconded by Council Member Butts.

Mayor Barber called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Barber Sr., Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Jayroe

The Special Meeting of City Council adjourned at 6:20pm.

Stephanie Buccione
City Clerk

Date Approved: 1/16/20