

11/14/13

PUBLIC FACILITIES COMMITTEE MINUTES

The Public Facilities Committee of the Sullivan's Island Town Council met on October 18, 2013 at 8:30 am at Town Hall. All requirements of the Freedom of Information Act were met. The purpose of the meeting was a preliminary meeting with Creech & Associates before the Public Workshop II regarding the new Town Hall, Police Headquarters and Park Improvement project.

Present at the meeting were Committee members Hartley Cooper, Chauncey Clark and Pat O'Neil, and Town Administrator Andy Benke. Representatives of the Creech & Associates team included David Creech and Michael Supino of Creech & Associates; Christophe Drumain of Design Works, and Beverly Bohan of Haute Design. Members of the audience included Jason Blanton, Joe Henderson, Danny Howard, and Mike Perkis.

The Creech Associates team presented three studies of the new Town Hall/Police Department, and a view of the park improvement associated with the new building. These studies took into consideration the public responses received at the Public Workshop I.

Studies One and Two presented first and second floors containing the Council Chamber/multi-functional room and administrative offices; and second floor with the Police Department. Study Three presented first and second floors with Council Chambers/multi-functional room and administrative offices, and the Police Department as a separate building at the current boat shed location. Each study was discussed in detail, including the flexibility of Council Chambers as multi-functional room and possible use of folding walls; show perspective of studies with/without cupola; the use of public restrooms, porches, steps, storage, and movable furniture. All three studies did not encroach into the Park space. Ideas regarding park improvements were also presented.

Creech & Associates will provide to Town Council revise perspectives and diagrams by November 5-6 before the Public Workshop II scheduled for November 12 at Holy Cross Church.

After the presentation, the Committee (excluding member Pat O'Neil who left the meeting at 10:30) agreed to advertise the Request for Qualifications for Construction Manager at Risk (CMR) Services on October 23; Committee will have a pre-submittal meeting on October 29; and Request for Qualifications packets are due by November 12, 2013. The Committee will set up interviews of the selected RFQ candidates for November 18; and provide recommendation to Town Council at the November 19, 2013 regular meeting.

No definite times were established for any meetings or deadlines.

The meeting was unanimously adjourned at 10:50 a.m.



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Sullivan's Island Town Hall, Police Headquarters, and Park Improvements

Public Workshop II—Preliminary Meeting with Public Facilities Committee 10/18/13

Attending:

Hartley Cooper, Pat O'Neil, Chauncey Clark—SI Public Facilities Committee Members

Andy Benke—SI Town Manager

David Creech and Michael Supino—Creech & Associates Design Team

Christophe Drumain—Design Works

Beverly Bohan—Haute Design

Agenda

Response to Public Workshop I

- Building located out of the Park
- Building size reduced to match what previously existed
- Building design in keeping with SI traditions
- Enhance the Park

Review and Discussion of Site Plans, Plan Diagrams, and Massing for Studies I, II, III

- Massing and Aesthetics
- Vehicular/Pedestrian Flow—and Relation to Park
- Transition to Building from Middle Street
- Internal Flow

Park Improvement Discussion

- Scope of This Work Needs to be Defined
- Public Gatherings

Other Critical Issues to Consider and Discuss:

- Is Council Chamber to be used for alternate purposes (i.e. Community Room)?
- Do we build Town Hall to the required FEMA flood elevation of 16 feet (9-10 feet above grade) or do we build slightly above grade and flood proof?

- Do we want exposed stairs at front of building?
- If we raise the building, is parking or storage a viable use for space under the building—cost implications?
- Project delivery method—Low bid vs. CM at Risk? (Need for cost input)

End of Agenda

Andy Benke

From: David Creech <dcreech@creech-design.com>
nt: Thursday, October 17, 2013 1:24 PM
to: Andy Benke; councilmembercooper@gmail.com; crclark3@gmail.com; oneilpm@comcast.net
Cc: Scott Parker; Christophe Drumain; Michael Supino; Brent Green; Beverly Bohan
Subject: Town Hall, Police Dept, Park Improvements
Attachments: SI Studies_2013-10-17.pdf; SI Agenda.pdf

Dear Andy, Hartley, Pat, and Chauncey,

We have attached an agenda that we plan to use at our meeting tomorrow morning—please feel free to add items that you feel we need to discuss. We have also attached images of diagrams that we plan to discuss tomorrow. This will give you an opportunity to review them in advance and to develop any questions you may have. The most significant thing to mention is that we believe we can accomplish any of the three studies—or combination of ideas from any—and not infringe on the park. Also, we are working close with Andy to tighten the square footage to hopefully be significantly less than 9000sf.

Our team looks forward to seeing you,
David

David A. Creech, AIA
Managing Principal



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The enclosed digital data file(s) furnished by Creech & Associates to the above-listed intended receiver(s) is provided only as a courtesy copy for the convenience of the intended receiver(s). This file(s) may or may not be representative of any certified construction documents associated with the project and shall not be considered a certified document. The file(s) is furnished without guarantee of compatibility with the intended receiver's software or hardware.

STUDY 1 - SITE PLAN

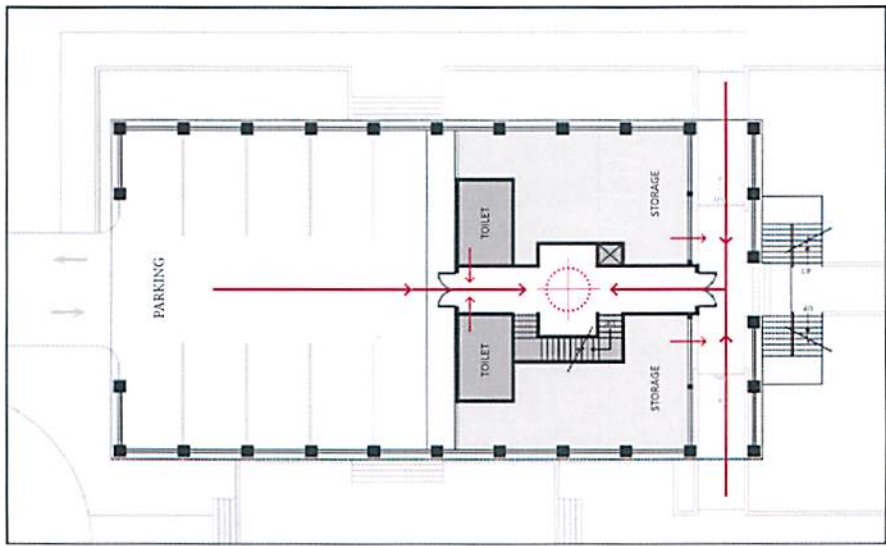


Sullivan's Island - Town Hall, Police Headquarters and Park Improvements

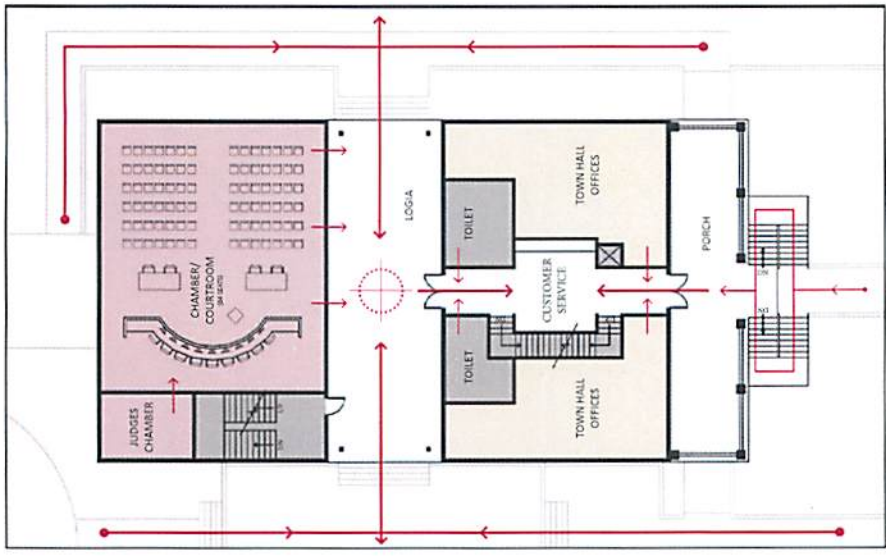


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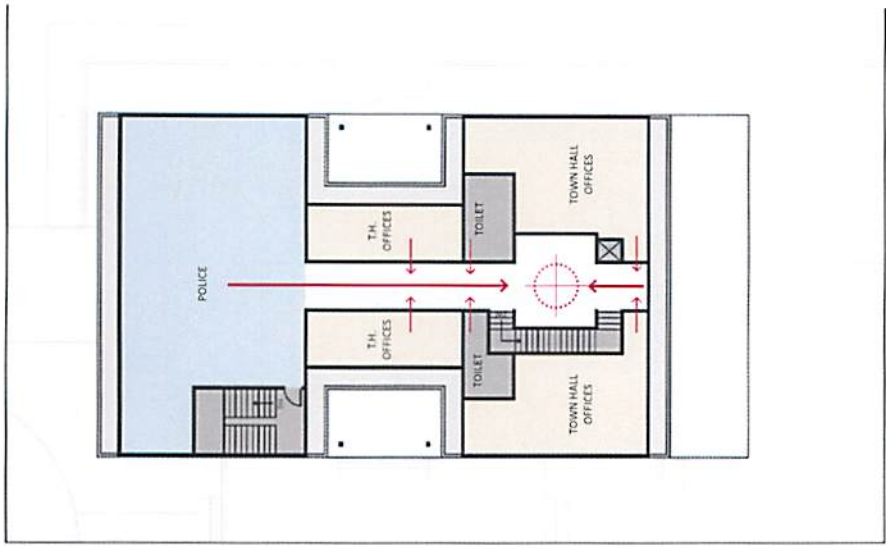
STUDY 1 - FLOOR PLAN DIAGRAMS



GROUND FLOOR DIAGRAM



FIRST FLOOR DIAGRAM



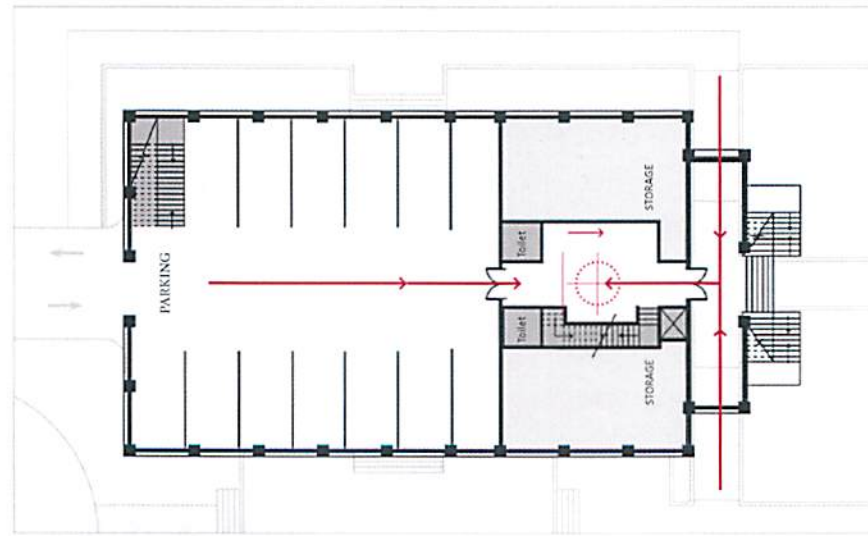
SECOND FLOOR DIAGRAM



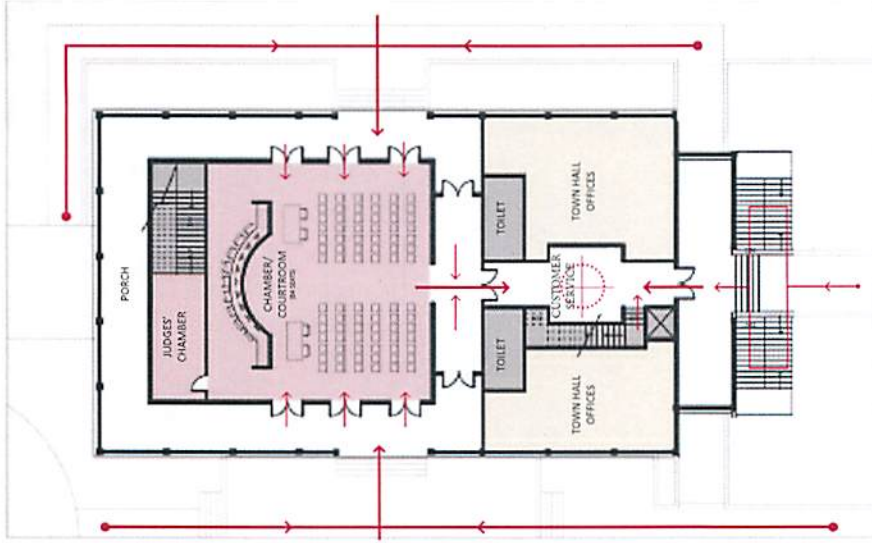
VIEW FROM MIDDLE ST.



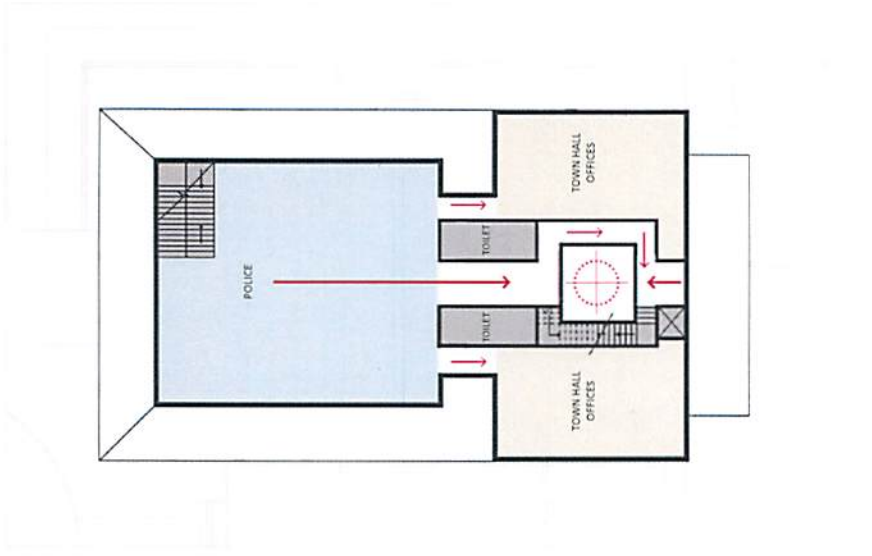
STUDY 2 - FLOOR PLAN DIAGRAMS



GROUND FLOOR DIAGRAM



FIRST FLOOR DIAGRAM



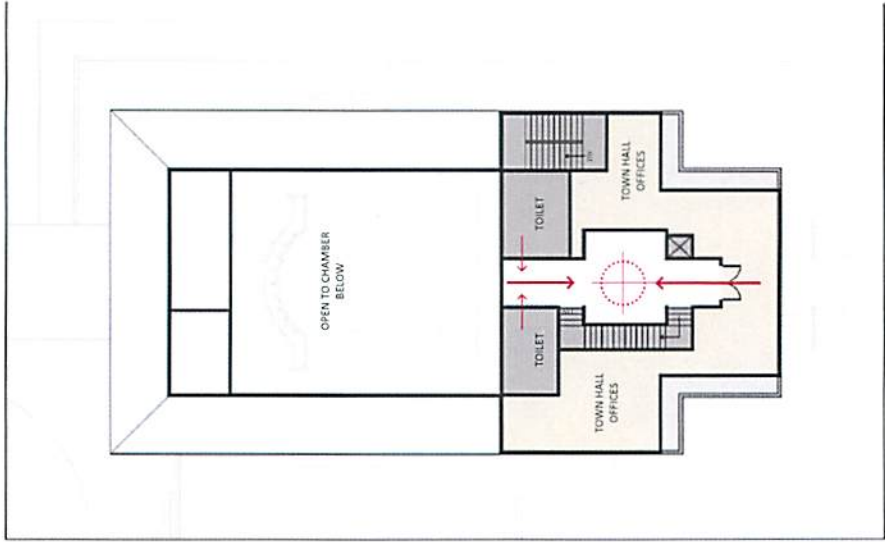
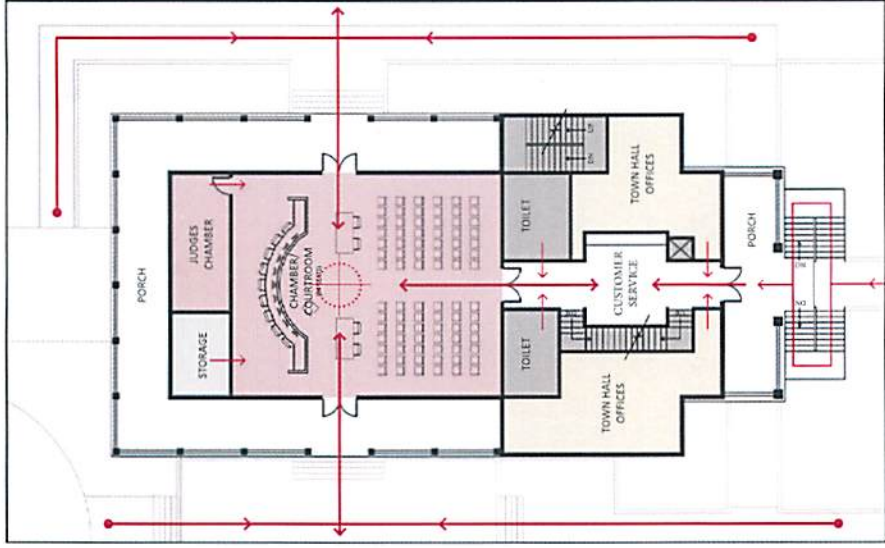
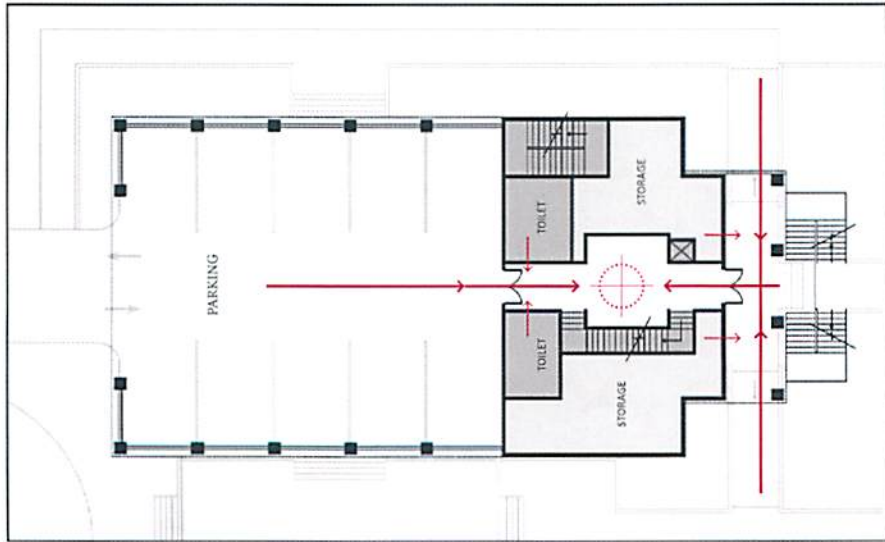
SECOND FLOOR DIAGRAM



VIEW FROM MIDDLE ST.



STUDY 3 - FLOOR PLAN DIAGRAMS





VIEW FROM MIDDLE ST.

Sullivan's Island - Town Hall, Police Headquarters and Park Improvements



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