

A special meeting of the Beaufort City Council was held on July 20, 2006 at 5:00 p.m. in the City Hall Conference room, 302 Carteret Street. In attendance were Mayor Bill Rauch, Council members Donnie Ann Beer, Gary B. Fordham, George H. O'Kelley, Jr., City Manager Scott Dadson. Mayor Pro Tem Frank Glover was absent due to his work schedule. In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting.

CALL TO ORDER

The Mayor called the meeting to order at 5:07 p.m.

LEED CERTIFICATION FOR MUNICIPAL COMPLEX

While a telephone conference call was set up between City Council and Dennis Knight of Liollo Architects in Charleston, the Mayor restated the results of the special meeting of July 18, 2006 wherein Council agreed to accept the architect's recommendation on the components and construction of a LEED's certifiable building. Council asked for the pros and cons of being LEED certified and what the City would receive in terms of financial savings other than a certificate.

Mr. Knight referred to the "white paper" on LEED Certification prepared by Liollo Architects regarding the rating system and in reply to questions raised during the Council meeting. He outlined the differences between basic design services and LEED High Performance Building Design, the standards, and the cost and savings associated with designing and constructing to LEED certification levels based on USGVC data. He added that additional calculations, documentation, and engineering are required if the building is to exceed the minimum code requirements all of which increase the cost. However, of the \$145,000, approximately \$25,000 will be used to prepare the documentation to be submitted to the US Green Building Council. Councilman O'Kelley said he understands Liollo Architects will be designing the building addressing all the cost saving components regardless of whether the City decides to be LEED certified or not. The City Manager explained \$94,000 of the \$145,000 will be used for the certification permit cost to become commissioned. The remainder is for the design and engineering to meet the requirements to be LEED certified. Mr. Knight clarified that if the City desires to be LEED certified, then you must also be commissioned. However, \$20,000 is the cost of preparing the documentation for LEEDs certification. The City Manager asked what the commissioning process does for the building as far as design, construction, tangibles, and cost savings. Also, he said using the example energy savings between Certified and Silver shown in the "white paper" at \$.50 cents a square foot and the estimated LEED premium estimated for this project including capital costs, LEED services and commissioning would be paid back in 13.5 years or \$20,000 a year in energy savings cost on both buildings. Mr. Knight replied that the commissioning process is a strict documentation process that begins at the design and continues through construction and the first year of operation. The goals and objectives that are set for LEEDs are committed in writing along with a plan that insures that those things are incorporated in the contract documents and are bid and installed. An independent agent, a staff member, or someone from Liollo Architects could serve as the commissioner who would be trained on how they operate and are maintained. However, he said if a third party independent agent is hired the cost would be approximately 1.5 to 3 percent and the cost for a Liollo representative is 1%. If the City decides not to be certified, a commissioner is not necessary. The

Mayor restating the process said to have the building with the components pointed out at the last Council meeting, the cost will be \$94,000 extra and if the certification is applied for, the cost will be an additional \$25,000 for the documentation. Mr. Knight agreed and said another \$20,000 in engineering/architectural services will be added which should total \$146,000. Councilman O'Kelley asked if there is any guaranty the City will receive points for any particular item. Mr. Knight said there is not; everything is based on the documentation submitted and what is bid on the project.

Council's questions having been answered, the conference call ended.

Councilman O'Kelley said the architects should have discussed LEEDs certification earlier to give Council more time to consider it. The City Manager said this was mentioned before the presentation to the Design Review Board was made when Council asked about energy savings. During the Design workshop about 6 weeks ago, LEEDs was a topic of discussion and that was when Liollo Architects were instructed to prepare a presentation. Councilman Fordham agreed with Mr. O'Kelley. Councilman O'Kelley said Council wants to be sure that the buildings are still operating in fifty years and saving the citizens money because it is constructed correctly instead of whether the building is certified.

Tom Detreville stated that geothermal could be a very valuable asset because of the humidity. He said he would donate his services and years of experience towards creating a solar building for the city. A kiosk could be made available for visitors to City Hall to learn about energy efficiency.

On motion by Councilman Fordham, second by Councilman O'Kelley, Council voted not to apply for the LEEDs certificate but still make the building energy efficient.

1% SALES TAX REFERENDUM PROJECT LIST

Referring to the County's 1% Sales Tax Referendum Project List distributed earlier to Council, the Mayor noted that this discussion began approximately four months ago. The planning departments of various municipalities met to develop a list of improvements to relieve traffic congestion for the county. The final list was presented to the Beaufort Transportation Advisory Group.

Councilman Fordham expressing his concern about sales tax stated he would hope there would be an ending date for the sales tax for road improvements. The Mayor said once the money is collected to pay for the improvements, the sales tax will end. Mr. Fordham left the meeting at 5:55 p.m.

The Mayor explained this briefing is presented at the request of County Council to determine if City Council is in support of placing the list on the ballot in November. Councilman O'Kelley asked about the widening of Ribaut Road to Sea Island Parkway which is currently number 8 on the list at the cost of \$35,500,000 and what is planned. The Mayor replied another bridge is being planned. The City Manager explained the process involved in doing that. According to the Mayor, this improvement will relieve traffic on Boundary Street equal to the Northern Bypass. Mr. O'Kelley also inquired about number 5 on the list, Broad River Boulevard to Palmetto Street. Council was in concurrence of placing the proposed list of ten items on the ballot in November.

CONFERENCE CENTER

The Executive Director of the Chamber of Commerce, Carlotta Ungara, was present and commented

on the meeting with County Council yesterday regarding the Conference Center. The City Manager recommended scheduling a workshop to talk about it and Boundary Street.

OLD JAIL

The City Manager reported the County is ready to move forward with the sale of the old jail property. The School Board may make a decision between now and Monday.

ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 6:10 p.m.

BILL RAUCH, MAYOR

COUNCILWOMAN DONNIE ANN BEER

COUNCILMAN FRANK GLOVER

COUNCILMAN GARY B. FORDHAM

COUNCILMAN GEORGE H. O'KELLEY, JR.

ATTEST:

BEVERLY W. GAY, CITY CLERK