

WAYS & MEANS COMMITTEE MEETING

Kiawah Island Municipal Center

Council Chambers

February 11, 2020; 3:00 pm

Special Call Meeting

Minutes

I. Call to Order: *Chairman Widuch called the meeting to order at 3:00 pm.*

Present at the meeting: Chris Widuch, Chairman
Craig Weaver, Mayor
Dan Prickett, Committee Member
Maryanne Connelly, Committee Member

Absent: Klaus Said, Committee Member

Also Present: Stephanie Monroe Tillerson, Town Administrator
Dorota Szubert, Town Treasurer
Petra Reynolds, Town Clerk
George Schneidmuller, Outdoor Spatial Design

II. New Business:

A. To Consider Recommendation of Award of Construction Services to Banks Construction to Proceed with Road Improvements on Kiawah Island Parkway to Town Council

Chairman Widuch made a motion to approve the Mayor to negotiate and enter into a contract with Banks Construction Company for the Kiawah Island Parkway Improvement Project in the amount to not exceed \$2,548,962. The motion was seconded by Committee Member Prickett.

Mayor Weaver gave a brief overview of the Parkway Improvement Project. He explained that while the project has two parts, the milling and paving of the Parkway from the Main Gate to the Roundabout and the addition of turn lanes along with a second entrance into the Andell Tract for the Resort, the Town will be conducting the project as a whole.

Mayor Weaver indicated that the release of an RFP (Request of Proposals) and bid documents, the Town received three responses:

1) Banks Construction	\$2,548,962.75
2) Sanders Brothers Construction Company	\$3,905,185.30
3) Truluck Construction	\$2,908,690.25

Mayor Weaver stated that the members of the Public Works Committee (PWC) reviewed the proposals. Following a discussion with representatives of Banks Construction, the PWC agreed to recommend working with the proposal from the lowest bidder, Banks Construction. Members were impressed with Banks' perception of the project scope and plans. While it is the intention for most of the work will be done at night, the project will extend over 23 days of work and will require a great deal of communication. Mayor Weaver pointed out that Banks Construction was the contractor that did the recent repaving project for the Community Association.

Mayor Weaver went on to explain the Resort portion of the project. He stated that the current estimated cost specifically associated with the addition of the extra lanes is approximately \$400,000.00, with the balance of the construction cost falling on the Town. He noted that the Town received grants to help defer some of the costs.

During the discussion of communications and issues with road closures, Ms. Tillerson stated the Community Association has confirmed that Banks Construction has great traffic control. She also stated that the project has a completion date of May 17th, before the Memorial Day weekend, along with no work being done during the Easter weekend.

Following further discussion, the motion to approve the Mayor to negotiate and enter into a contract with Banks Construction Company for the Kiawah Island Parkway Improvement Project in the amount to not exceed \$2,548,962 was unanimously passed.

B. To Consider Recommendation of Outdoor Spatial Design Parkway Landscape Design Plan to Town Council

Ms. Tillerson began by giving background on the previous presentation from Outdoor Spatial Design (OSD), at which time Council selected a conceptual design and requested a more detailed estimate on the construction and maintenance costs. She stated that after the presentation, the members are in agreement with the items presented, the consensus would allow OSD to move forward on drafting bid and construction documents to be released.

Mr. Schneidmuller reviewed the conceptual designs that were previously chosen and presented designed development drawings, which included a more level of detail for those design plans. He indicated that the drawings did not designate specific plants or quantities but identified square footage and the projected intensity of the plantings in those areas. Mr. Schneidmuller stated that to estimate pricing, an assortment of different sized trees, shrubs, and other plant material were selected and sent to contractors along with a request for pricing on project services. The responses were analyzed to calculate a Preliminary Option of Probable Cost (OPC). He reviewed in detail the calculations of each of the three main categories:

• Site Prep and Clearing	\$ 55,000.00
• Plant Material	\$557,800.00
• Irrigation/Mulch	\$158,000.00
Estimated Project Cost	\$770,800.00

Mr. Schneidmuller asked the members if the projected cost was within a tolerable budget and for guidance as the next step would be detailed construction drawings. Committee member engaged in an in-depth discussion of the projected cost expressing concern with;

- if there would be a significant reduction in maintenance and water costs with a reduction of approximately 50% of the sod in the project design
- the impact of the road elevation during the repaving project which would be raising the ground level
- Estimated irrigation costs
- Planting areas

Following the discussion, the main concern still conveyed was the cost of the project and if there was a value that would be gained for the amount of money spent. Mr. Schneidmuller clarified the project could be scaled back to focus on the areas that need more attention, leaving those areas that are within acceptable appearances for future projects.

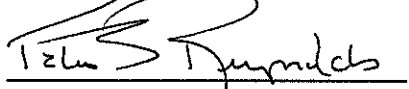
Chairman Widuch, while in favor of moving to the next step in the process, asked if members could be given a sense of the amount which would be saved by taking a scaled-back approach. Mr. Schneidmuller stated the next step would be the finalization of the construction drawings, which include the labeling and scheduling of all the plantings in the presented design. The deliverable to the Town would include segmented sections with assigned values for each section allowing for the choice of priority areas.

Committee members agreed for OSD to proceed to the finalization of the construction drawings as outlined and going out to bid.

III. Adjournment:

Chairman Widuch motioned to adjourn the meeting at 3:56 pm. The motion was seconded by Committee Member Connelly and carried unanimously.

Submitted by,


Petra S. Reynolds, Town Clerk

Approved by,


Chris Widuch, Chairman

5-20-20
Date