AGENDA
FLORENCE COUNTY COUNCIL
SPECIAL CALLED MEETING
CITY-COUNTY COMPLEX
180 N. IRBY STREET
COUNCIL CHAMBERS, ROOM 803
FLORENCE, SOUTH CAROLINA
THURSDAY, MAY 3, 2012
3:30 P.M.

I. CALL TO ORDER:          K. G. RUSTY SMITH, JR., CHAIRMAN

II. INVOCATION:             H. MORRIS ANDERSON, SECRETARY/CHAPLAIN

III. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG: WAYMON MUMFORD, VICE CHAIRMAN

IV. WELCOME:                K. G. RUSTY SMITH, JR., CHAIRMAN

V. ORDINANCES IN POSITION:

INTRODUCTION

ORDINANCE NO. 27-2011/12 [1]
An Ordinance To Zone Property Located On Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way And Cecil Road, Florence, SC, As Shown On Florence County Tax Map No. 00120, Block 01, Parcels 001-003, 022, 025, 034, 039-040, 052, 058-059, 061-063, 065, 073, 075, 077-082, 085-086, 088-090, 092-093; Florence County Tax Map No. 00145, Block 01, Parcels 076-077, 085-089, 093, 095, 100, 103-104; Consisting Of 773.14 Acres To B-6, Industrial District, Consistent With The Land Use Element And Map Of The Florence County Comprehensive Plan; And Other Matters Related Thereto.
VI. REPORTS TO COUNCIL:

PROCUREMENT

1. **BID AWARD**
   
   Award the Museum Construction Bid to M.B. Kahn Construction Company, Inc., Conway, SC in the amount of $8,873,990 and authorize additional funding for the project in the amount of $750,000 from Local Hospitality Tax Funding and authorize said transfer of funds to the Museum Capital Project Fund.

2. **FACILITIES PROJECT MANAGER**
   
   Retain the services of a Facilities Project Manager during the construction of the Florence Museum and authorize the County Administrator to negotiate and execute said contract to be funded from the Museum Capital Project Fund.

VII. **EXECUTIVE SESSION:**

Pursuant to Section 30-4-70 of the South Carolina Code of Laws 1976, as amended.

- Economic Development

VIII. **BUDGET WORKSESSION:**

Council will recess and reconvene in the Conference Room to hold a Budget Worksession to discuss matters relating to the Fiscal Year 2013 Budget.

IX. **ADJOURN:**
FLORENCE COUNTY COUNCIL
SPECIAL CALLED MEETING
Thursday, May 3, 2011

AGENDA ITEM: Ordinance No. 27-2011/12
Introduction

DEPARTMENT: Planning and Building Inspections

ISSUE UNDER CONSIDERATION:
[An Ordinance To Zone Properties Located On Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way And Cecil Road, Florence, SC, As Shown On Florence County Tax Map No. 00120, Block 01, Parcels 001-003, 022, 025, 034, 039-040, 052, 058-059, 061-063, 065, 073, 075, 077-082, 085-086, 088-090, 092-093: Florence County Tax Map No. 00145, Block 01, Parcels 076-077, 085-089, 093, 095, 100, 103-104; Consisting Of 773.14 Acres To B-6, Industrial District, Consistent With The Land Use Element And Map Of The Florence County Comprehensive Plan; And Other Matters Related Thereto.]

ATTACHMENTS:
1. Ordinance No. 27-2011/12 (title only)
2. Location Map
COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Zone Properties Located On Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way And Cecil Road, Florence, SC, As Shown On Florence County Tax Map No. 00120, Block 01, Parcels 001-003, 022, 025, 034, 039-040, 052, 058-059, 061-063, 065, 073, 075, 077-082, 085-086, 088-090, 092-093; Florence County Tax Map No. 00145, Block 01, Parcels 076-077, 085-089, 093, 095, 100, 103-104; Consisting Of 773.14 Acres To B-6, Industrial District, Consistent With The Land Use Element And Map Of The Florence County Comprehensive Plan; And Other Matters Related Thereto.]
AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement Department

ISSUE UNDER CONSIDERATION:
Council Is Requested To Award The Museum Construction Bid To M.B. Kahn Construction Company, Inc., Conway, SC In The Amount Of $8,873,990 And Authorize Additional Funding For The Project In the Amount Of $750,000 From Local Hospitality Tax Funding And Authorize Said Transfer Of Funds To The Museum Capital Project Fund. (7 Compliant Bids.)

POINTS TO CONSIDER:
1) RFQ #3-11/12 was publicly offered to pre-qualify General Contractors to bid on the Museum Construction.
2) Eight (8) general contractors were prequalified; seven (7) general contractors submitted bids.
3) M.B. Kahn Construction Company, Inc. Conway, SC was the lowest responsive bidder.
4) The architect firm of Watson, Tate, Savory, Liollio, Architecture LLC recommends this award.
5) The bid will expire June 18, 2012.
6) The additional funding of $750,000 is required for the necessary site work to raise the foundation in order to prevent flooding and the stone columns required due to poor soil conditions. These costs were not anticipated in the initial project budget.
7) Sufficient funding exists in the Local Hospitality Tax Fund to cover these additional costs.
8) If approved, the fund transfer will be added to Ordinance #26-11/12-Budget amendment.

FUNDING FACTORS:
$8,873,990 = Bid amount for the construction of the Florence Museum to be awarded to M.B. Kahn Construction Company, Inc., Conway, SC.

OPTIONS:
1) (Recommended) Approve as presented.
2) Provide An Alternate Directive.

ATTACHMENTS:
1. Bid Tabulation Sheet.
2. April 27, 2012 recommendation letter from Watson, Tate, Savory, Liollio, Architecture LLC.
<table>
<thead>
<tr>
<th>Name of Bidder</th>
<th>Base Bid</th>
<th>Alternate</th>
<th>Bid Security</th>
<th>Addenda Acknowledged</th>
</tr>
</thead>
<tbody>
<tr>
<td>M.B. Kahn</td>
<td>8,873,990</td>
<td>$ (52,740)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>M.B. Kahn</td>
<td>8,873,990</td>
<td>$ (52,740)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Dargan Construction</td>
<td>8,980,000</td>
<td>$ (46,000)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>HG Reynolds</td>
<td>9,053,700</td>
<td>$ (46,000)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Mashburn Construction</td>
<td>9,349,306</td>
<td>$ (41,000)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>FBI Construction</td>
<td>9,440,000</td>
<td>$ (44,000)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Contract Construction</td>
<td>9,820,000</td>
<td>$ (35,000)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Gilbert Construction</td>
<td>9,930,000</td>
<td>$</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Florence County Museum

Memorandum to: Suzanne King, Administrative Services Director

From: J. Sanders Tate, AIA

Date: 4/27/12

We recommend Florence County accept the low bid as submitted on the above referenced project to MB Kahn Construction Company, Inc., based on the bids received on April 19, 2012. We have negotiated the final Contract Sum as shown in the AIA B101.
AGENDA ITEM: Reports to Council

DEPARTMENT: Procurement Department

ISSUE UNDER CONSIDERATION:

Retain The Services Of A Facilities Project Manager During The Construction Of The Florence Museum And Authorize The County Administrator To Negotiate And Execute Said Contract To Be Funded From The Museum Capital Project Fund.

POINTS TO CONSIDER:

The County does not currently have a Facilities Manager that would typically provide these type services during construction projects. The County will benefit by having a facilities project manager on a construction project of this significant value.

OPTIONS:

1) (Recommended) Approve as presented.
2) Provide An Alternate Directive.