



Richland County Council

PROPERTY DISTRIBUTION MANAGEMENT AD HOC COMMITTEE

OCTOBER 2, 2018 – 3:00 PM

4th Floor Conference Room

2020 Hampton Street, Columbia, SC 29204

Yvonne McBride	Calvin “Chip” Jackson	Dalhi Myers
District Three	District Nine	District Ten

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **APPROVAL OF MINUTES: September 18, 2018** [PAGES 3-12]
4. **Outbrief of Staff Property Use Recommendations**
 - a. Report from Staff on who bares the cost of up fitting/design/building of a 911 Communication center (Note: Should come from RCSD) [PAGES 13-15]
 - b. Report from RCSD on funding a new crime lab
 - c. Perform a comprehensive engineering assessment of the three Columbia Place Mall properties. (Action) [PAGES 16-66]
 - d. Proposal for “Blue Ribbon” style committee for Courthouse. (Action)
5. **Requested relocation of HRD to 2000 Hampton**
6. **Donation of property from RSD2 at 7651 Brookfield Road, Parcel R16915-01-17** [PAGES 67-68]
 - a. Environmental Assessment Phase 1 on the 18.8 acre parcel on Brookfield Road. (Action)
7. **Memo from COMET- Proposal for Columbia Place Mall Connection Protection Zone** [PAGES 69-71]
8. **Executive Session:**
 - a. Report on the party interested in purchasing the Cushman Road property

The Honorable Dalhi Myers

- b. Purchase of the Best Buy on Two Notch Road. (Action)
- c. Report back on the proposed sale of 26.5 acre tract at the north end of Paso Fino Drive

9 **Adjournment**



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PROPERTY DISTRIBUTION MANAGEMENT AD HOC COMMITTEE
September 18, 2018 – 11:00 AM
Administration Conference Room
2020 Hampton Street, Columbia, SC 29204

COMMITTEE MEMBERS PRESENT: Dalhi Myers, Chair; Yvonne McBride and Calvin “Chip” Jackson

OTHERS PRESENT: Katherine Thibaudeau, Michelle Onley, Brandon Madden, Sandra Yudice, Randy Pruitt, Michael Niermeier, Art Braswell, Stacey Hamm, Chris Cowan and Harry Polis

CALL TO ORDER – Ms. Myers called the meeting to order at approximately 11:00 a.m.

ADOPTION OF THE AGENDA – Ms. McBride moved, seconded by Mr. C. Jackson, to adopt the agenda as published. The vote in favor was unanimous.

APPROVAL OF MINUTES: July 24, 2018 – Mr. C. Jackson moved, seconded by Ms. McBride, to approve the minutes with the correction of a typo that Ms. Myers will get with Ms. Onley about. The vote in favor was unanimous.

Ms. Myers inquired, regarding the memo the committee received last night, when was the memo provided to the Clerk’s Office.

Ms. Onley stated the memo was provided to the Clerk’s Office at approximately 4:00 PM.

Ms. Myers stated, for future reference, she requested that all backup documentation, for this committee, be provided no later than 48 hours in advance of the meeting, so the committee members have time to prepare adequately for the meeting. She stated she came by on her way to Atlanta, and had no backup documents, and had to struggle to get them at 1:00 AM.

RCSD 911 Communications Center – Property Acquisition Letter of Intent – Mr. Niermeier stated most of them ideas are for Executive Session, which could include the 911 Center.

The matter before you is the need that has been identified, and was brought up by Mr. Pearce’s motion back in June, for an Emergency Services’ needs, including the EOC and the 911 Center. We are at a place where we need to find a location, find the funding, and make a decision to move forward with carrying out the contract on that. Things that can happen first, include getting an architect of record on to start the design process, regardless of a specific location. If we are going to reuse a building that adds a few “twists and turns” that have to be addressed with the architect to make sure the structure is compliant, or can be made complaint within reason, for an emergency type building. The recommendation would be to use an existing structure. We have property that could be built on also.

Ms. Myers inquired as to which structure staff is suggesting.

Mr. Niermeier stated when he wrote the memo he was thinking the Haverty’s, which is not ideal, but it is there. After talking with Chief Cowan, and some of the requirements that were explained to him, it probably would not fit. He would prefer to build a building, but because every day we get closer to the Sheriff’s Department taking over the 911 Center. It has already been pushed back a couple time. What we would like to do is find a new existing structure or something that can be built.

Property Distribution Management Ad Hoc Committee
September 18, 2018

Ms. Myers inquired if Mr. Niermeier's analysis takes into consideration the offer with the Best Buy.

Mr. Niermeier stated he believes that was something that was discussed at the Council meeting. He does not know if it was accepted or rejected.

Mr. Madden stated it was referred back to this committee for a recommendation.

Ms. Myers stated the written analysis Mr. Niermeier does not take that into account.

Mr. Niermeier stated, if we did purchase an existing building, that one is in mind right now. It has adequate room to fit what the Sheriff Department needs. It has plenty of parking space for something else to be developed on that property. They would not potentially use all of 50,000 sq. ft. of the building, so there is room to be used down the road.

Mr. C. Jackson inquired if there has been a formal conversation with the Sheriff's Department, with regards to this property, and what can and cannot be done, another location, what will and will not work, and the costs involved. He hears us talking about doing architectural designs and buying locations, but at the end of the day the building would be occupied, run and managed by the Sheriff's Department, so he does not want the County to take the lead on something we are not going to be responsible for.

Mr. Niermeier stated he does not believe there have been formal discussions, but he has had discussions with Chief Cowan about this.

Mr. C. Jackson stated the last conversation Council had was that the cost of the Best Buy building was at the max of the funds that had been allocated, which begs the question, that if in fact, the \$2 million can be given to the purchase of the building, and there are no funds for the upfitting of the building, and the Sheriff's Department has a mechanism to do that. The last thing he remembers hearing from them was that their preference was the Best Buy building.

Ms. Myers stated she does not understand where we are if the Sheriff's Department has unequivocally said this is the building we think best suits our needs, the debating it between and amongst us, unless they have informed us.

Ms. McBride stated she recalls that conversation, but she also recalls members wanting to know about the costs. If the County is footing the costs, and we are getting space that is not needed, that is one of the issues that someone raised. She stated that was one of her concerns, even though she agrees with everything that Mr. C. Jackson is saying, and that should be up to the Sheriff, but staff is doing their due diligence in trying to find the most effective costs where we work together on it. The bottom line is what the Sheriff's Office needs, but at the same time, is it within our budget. That is why it was forwarded to this committee.

Mr. Niermeier stated, that is the question, the funding. As indicated, there is \$2 million on the table.

Ms. Myers inquired as to what the upfit costs. That is the question we are waiting on staff to bring us back an answer to.

Mr. Niermeier stated, if you are looking at a space like that, it is almost \$200 sq. ft. new, so if you are talking renovation it could be \$120-125.

Ms. Myers inquired if we have run that analysis.

Mr. Madden stated in order to get a concise figure on what it would cost to upfit Best Buy we would have to engage an expert firm to do so. We can rely on Mr. Niermeier's expertise, as Capital Projects Manager,

to provide an estimate, but it would not be a concise number. His estimate is based upon square footage for upfitting that type of facility. We could give you an estimate, but it would not be concise enough.

Ms. McBride inquired if the Sheriff's Department would prefer a new building or to upfit an existing building.

Chief Cowan stated they believe upfitting a building would be the best fit based on the time needs and the space allocation needs.

Ms. McBride stated she was thinking there was property because oftentimes she heard that it costs as much to build as to upfit an existing building. She stated that was her concern, based on those costs, but because of the time element maybe that is something that can be removed from the plate.

Mr. Madden stated we are at a point now with the Best Buy owners where we can move forward at \$2 million. We can present a letter of intent or a contract and provide a provision in there that will allow for a due diligence period of 120 – 150 days. During the due diligence period, we could engage an architectural firm to see what the costs would be. If the costs is more or less than what Council thinks we would should invest in that property to upfit it, we can then back out of the project and identify another property or during the due diligence period we can, in conjunction with going through the contract, look for another property. If it gets to a point where it is not cost effective to upfit the property, or it is \$10 million to upfit it, we could back out of the deal.

Ms. Myers inquired if any of our discussions with the owner asked them about bearing some of the costs of upfit.

Mr. Madden stated we have talked about it. They really wanted to lease the property, so now they are just saying "as is".

Mr. C. Jackson stated, for him, before any of that happens, Council has been real clear that they have no desire to spend any funds beyond \$2 million; therefore, there needs to be conversation, before we engage an architectural firm, about who is going to bear the costs of the upfitting, regardless of what it is. If in fact, the Best Buy bottom line number is the \$2 million because the Council members he has heard from have said, if the building is purchased for \$2 million and there are no funds left, what would be the plan? It does not sound like the building is going to be purchased for less \$2 million, so now the question becomes, if we purchase for \$2 million, where will the money come from? He does not get the sense that a majority of Council is looking to provide any additional funds beyond the \$2 million.

Mr. Niermeier stated, if we talk between refitting and renovating, he does not know the costs for new equipment, but it could potentially be \$6- 7 million.

Ms. Myers stated what she is hearing from the committee is that we really would like some accurate information on the costs of upfit, and whether or not there is a possibility of getting the building for less than \$2 million, and if that number all in would essentially keep us where the Council has indicated it would be willing to do.

Mr. C. Jackson stated he would be glad to make the motion to have staff provide information on the costs of the upfit, to explore the possibility of purchasing the Best Buy for less than \$2 million, and if that all in number would keep us where Council has indicated they want to be. Additionally, he would like to know who would be responsible for providing any funding beyond the \$2 million. Ms. McBride seconded the motion. The vote in favor was unanimous.

Mr. Madden inquired if Mr. C. Jackson was looking at other potential municipalities as a source of funding.

Mr. C. Jackson stated any source of funding that would cover the upfitting.

Proposed Sale of 26.5 Acre Tract at the North end of Paso Fino Drive to Dr. Chuck Davis

***The Committee went into Executive Session at approximately 11:17 PM
and came out at approximately 11:29 PM.***

Ms. McBride moved, seconded by Mr. C. Jackson, to accept the recommendation of staff to counter offer the appraised value. The vote in favor was unanimous.

Donation of Property from RSD2 at 7561 Brookfield Rd. – Mr. Madden stated this item was initiated by Richland School District Two. They own a significant piece of property directly across from Richland Northeast High School. They want to donate this property to the County. We have done our due diligence and inspected it. There is some illegal dumping, but most people use it as a walk through. They would like for the County to accept and be responsible for it. At this time, we do not have a defined use for the property, but it could potentially be used for the Dentsville Magistrate Office. Council approved purchasing property on O'Neill Court years ago for the Dentsville Magistrate Office. We did a study to see how much it would cost to renovate it for a magistrate office. The cost to retrofit that property was extremely expensive, so we have had informal discussions with Chief Edmond. Chief Edmond is not leaning towards the O'Neill Court property, but he is looking for another other property to potentially locate a Dentsville Magistrate Office. This site could be ideal for that. It would just be a new build, which would include clearing, grading and building. He has discussed it with our Operational Services Director, Mr. Pruitt, who toured the property.

Ms. McBride inquired why the O'Neill Court property was purchased in the first place.

Mr. Madden stated to put a magistrate facility there.

Ms. McBride stated, for clarification, Judge Edmond says it is not appropriate.

Mr. Madden stated the property was purchased before the current Chief Magistrate. It goes back to trying to estimate how much it would cost to upfit it, and when GMK, which is building the Hopkins and Upper Township Magistrate, did a report on how much it would cost to actually design, because of the way the property is situated you have one entry to go in, so they would have to demolish a piece of the building.

Ms. McBride inquired who makes these decisions to purchase property like that.

Mr. Madden stated it was a recommendation from staff to Council. The Chief Magistrate at that time identified the property, and he presented the recommendation to Council for their approval.

Ms. McBride stated, in the future, we have to be much more careful about buying property because somebody wants you to buy the property. This is right in the middle of District 3. He has already moved one magistrate office out of District 3 into District 7. She needs to know where this office plans to go because for him to move 2 magistrate offices would be too much for her accept.

Ms. Myers stated this site is right across from Richland Northeast High School.

Ms. McBride stated he keeps moving them from District 3, and so we do not have anything in District 3 because he is moving them out. The last one was supposed to be in District 3, but they ended up moving it out Wilson Road (Upper Township), which is District 7 without consulting anybody about it. Prior to signing off on anything she would like to know the location.

Mr. Niermeier stated, if you recall, we started looking at this back earlier in the winter and putting it in with Columbia Place Mall. It moved from Decker to Columbia Place Mall.

Ms. Myers stated she thought Ms. McBride was in favor of the one at the Columbia Place Mall.

Ms. McBride stated they never fully discussed it. It was thrown around, so she is careful about approving anything for the Columbia Place Mall.

Ms. Myers inquired if there are any hazards on it. She stated we do not have to decide on the use.

Mr. Pruitt stated there is 2 different pieces of property. One was basically an old park, which should go to the Recreation Commission. The other could be used by the Dentsville Magistrate Office.

Ms. Myers stated let's discuss the potential uses for the property, and whether it is a logic thing for use to accept. Uses come way down the road. She stated, for clarification, this is an offer to donate. She inquired if staff is recommending we should or should not accept the property.

Mr. Madden stated Richland School District Two wants the County to bear the cost of the closing attorney.

Mr. C. Jackson stated bigger than that is it is going to take it off the tax rolls.

Dr. Yudice stated it is not on the tax rolls because the school district owns it.

Ms. McBride inquired as to what the cost of maintaining the property. She stated we are trying to sell property, and they are giving us property.

Mr. Pruitt stated, if we decided to accept the donation, it is all natural. It is all greenspace and there would be no maintaining. There is no hazards or anything located on this particular piece. The other portion we could be responsible to clean up by the City code enforcement, and he would recommend that go to the Richland County Recreation Commission, and not the Richland County proper.

Ms. McBride inquired how this will help the school district.

Mr. Madden stated so they would not be liable for it.

Ms. Myers stated their kids are probably cutting through it, and they want somebody else to be responsible.

Ms. McBride stated they will not be responsible, but the kids will still cut through and we will be responsible.

Mr. C. Jackson stated he believes the smaller piece was donated to them not to long ago.

Ms. Myers stated Mr. C. Jackson has a unique perspective on this because she has no clue why the district, other than the liability, would want...

Mr. C. Jackson stated that is the main reason. It is right down the street from the high school, and all kind of nefarious things can happen in there. He agrees the larger tract is a non-issue. It is a wooded area, and it would just stay wooded.

Mr. C. Jackson moved, seconded by Ms. Myers, to authorize staff to pursue Phase I of this project and do all of the due diligence before accepting it. The vote in favor was unanimous.

Inquiry from party about the willingness of County to sell the Dillards and/or Sears Property

*The Committee went into Executive Session at approximately 11:42 PM
and came out at approximately 11:46 PM.*

Ms. Myers stated the committee was going back into Executive Session to discuss Items 9 and 10.

*The Committee went into Executive Session at approximately 11:47 PM
and came out at approximately 11:58 PM.*

Mr. C. Jackson moved, seconded by Ms. McBride, to hold this in committee until further investigation is done and allowing staff to go back and discuss in more detail. The vote in favor was unanimous.

Proposed relocation of Richland County's Human Resources Division to the 3rd Floor of 2000 Hampton Street – Dr. Yudice stated at the next Administration & Finance Committee meeting we are proposing to have an on-site wellness clinic in the Health Department.

Ms. Myers inquired as to how much space that is going to require.

Mr. Niermeier stated it is approximately 3,000 sq. ft. Mr. Davis is doing an “as is” and those calculations right now.

Dr. Yudice stated, as a part of that effort, Mr. Hanna and Brittney Hoyle have been discussing moving the Human Resources from 2020 to 2000 to better manage the on-site health.

Ms. Myers stated, for clarification, they would be co-located. She inquired how much total space would be required for that.

Mr. Niermeier stated they presently have approximately 8,000 sq. ft. and they would have approximately 8,800 sq. ft. available in the other building, and it is better laid out.

Ms. McBride stated it is interesting to move Human Resources from this building with Administration.

Dr. Yudice stated they discussed about moving the Ombudsman's Office and extend HR here, but Mr. Hanna prefers to move HR to the Health Department.

Ms. McBride inquired as to what the building was initially planned for.

Dr. Yudice stated we had another issue with Mental Health. In that same area, we have a temporary lease agreement with Mental Health that has been in place in 3 years. She stated we want to break the lease agreement because we need space.

Ms. Myers stated they are not paying for space. They are getting it for free.

Dr. Yudice stated we need to give Mental Health a 90-day notice, per the contract.

Ms. Myers inquired, for clarification, that we do not have any suggested alternative for them.

Mr. Niermeier stated, per the contract, we must give Mental Health 90 days' notice, but we are not going to be throwing anyone on their butts on the 91st day. They have no idea, right now that we are thinking about this, and we wanted to make sure we discussed this with the committee before we gave them the heads up and they could start thinking about it.

Chief Cowan stated they have been discussing with staff about the fact that they have to provide security for them. They have their own police, but they will not bring their people over to deal with issues that are related to law enforcement and have to deal with mental health. He stated they have mentioned to staff and Brittney that this is putting our deputies in a very precarious situation by criminalizing the mental health aspect. He stated if they are going to stay, they need to contractually responsible for providing security, so we do not have the staff on site to deal with that issue.

The Committee went into Executive Session at approximately 12:03 PM and came out at approximately 12:12 PM.

Ms. McBride moved, seconded by Mr. C. Jackson, to hold this in committee to look at the All Medical facility. The vote in favor was unanimous.

Potential Property Purchase of 13.46 +/- Acres for a Northwest Recycling Center, Parcel R03303-03-03, Dreher Shoals Road – Mr. C. Jackson moved, seconded by Ms. Myers, to support staff's recommendation not to move forward with this, at this time, based upon the recommendation that received from the Planning Department. The vote in favor was unanimous.

Inquiry from an interested party about the purchase of property at Cushman Drive and Two Notch Rd. – Ms. McBride moved, seconded by Ms. Myers, to direct staff to do additional follow-up on the purchase of this property and Cushman Drive and Two Notch. The vote in favor was unanimous.

Richland Renaissance

- a. Dentsville Magistrate
- b. Emergency Operations Center and EMS Logistics Facility (ESD)
- c. Judicial Center
- d. Richland County Administration Facility
- e. State Services Facility (Treasurer, Elections and Voter Registration, DSS, PPP, Public Health, and other tenant organizations)

Ms. Myers stated at the last meeting we requested staff to give us some detailed information on Renaissance. Staff provided a memo that answered the questions, and provided more information.

Mr. Niermeier stated staff answered the questions from the July 24th committee meeting. The real intent is in the 2nd part of the memo, which is to get guidance from the committee on what you would like to do with all of these buildings and the necessary projects. Everything was under the original umbrella of the Renaissance concept and plan that moving forward. We purchased 100,000 sq. ft. worth of buildings that are sitting there. County staff has needs that we just discussed. Human Resources is bursting at the seams for appropriate spots to do the job. There is a lot of options. We could sell a property. We could potentially renovate this property, but it all comes from the initiating concept that Mr. C. Jackson brought up at the last meeting, "How did this all start?" Well there is a vision, but there was a new Judicial Center that was necessary. The dominos kind of went on from there. He does not think a decision is going to be made today, but the decision needs to ensue if the priority is still the Judicial Center, and what was the Renaissance, where and when we want to do that. The original plan was to demo this building and build it here and across the street where All Medical is. Are there other options out there? Sure. In the old Capital Improvement Plan, the 10-year plan has funding shown to redo the existing Judicial Center at a cost of approximately \$20 – 30 million. He thinks the estimate is rather low considering the condition of the building. Or, do we find another piece of property somewhere within the area to build a new Judicial Center.

Dr. Yudice stated to get there we need to make a decision on 2020 Hampton and the Judicial Center.

Mr. Niermeier stated this piece is off the table until that happens.

Dr. Yudice stated we are having issues with the State agencies. DJJ was removed from the courthouse and we have struggled. We gave them 2 or 3 alternatives, and their operations finally settled on the Health Department. The remaining portions remained at the Judicial Center until December of this year. By then, we need to figure out where they are going to go.

Ms. Myers stated we are at some hard deadlines. The priority is the December decision.

Dr. Yudice stated we have 3 anchor stores that could fix all of the space issues that we have.

Mr. C. Jackson stated he thinks "a rose by any other name is still a rose" so whatever you want to call the conversation we are having is not near as important as resolving the space needs and issues that we have heard about today, and was mentioned by Dr. Yudice. He does not want us to get too caught up on what is going to happen to a phase, and not address the issue. Having said that, he is much more comfortable talking about what we need to do to resolve the critical issues. We have some anchor stores, that we have already purchased, that can address many of the issues that we have before us, in terms of space. We need to, in his opinion, begin to investigate and pursue how those already purchased spaces can address all of the needs that we have. One of those spaces, and maybe all 3 of them, could probably address the need that is coming up in December. He stated he is deliberately not calling it by any title or label, but simply to say let's take a look at the spaces and property we own. Let's take a look at the needs we have, and we can then go to Council and say how we can address these space needs, based upon the existing property that we own.

Ms. McBride stated she understood what Mr. C. Jackson was saying, but there was a lot of vagueness in it, which was intentional, and should have been. She stated she was thinking that a lot of planning has already taken place, regarding Columbia Mall. Staff put a lot of time in that plan. Some of the needs that have been raised today, are addressed in that plan. Her suggestion would be to look at the plan, the needs, and the anchor stores to see how we can fit those areas of concern into that plan that we have already developed, so we would not destroy the whole concept of the Renaissance Plan.

Ms. Myers stated she believes there is a lot of harmony between what Mr. C. Jackson and Ms. McBride are saying. She thinks what Mr. C. Jackson was saying is that his concern is that we have all of these needs, and we have all of this space. Ms. McBride's comment was we have all of these needs, and all of this space, some of which has previously been rationalized. Some of which has not been, but all of which could have been rationalized if staff was freed to rationalize it. She thinks what she is hearing both of them saying is, perhaps we need to give them some instructions to look at this space that we have, since we did buy it, and see what needs could be addressed by it.

Ms. McBride stated we are basically saying the same thing. She is just saying, let's try and jell what we have already done with the plans with the needs we have identified. Therefore, if we decide to do something with the Judicial Center, we would not have destroyed the entire plan because those other areas are still viable.

Mr. C. Jackson stated he does not disagree with Ms. McBride. His concern is how things are created, and how they work, and remembering the position and vote Council took on the plan. Council's vote was to suspend the plan. As a result of that, all of these needs kept coming up, so the Chair recognized that needed to be something other than trying to revisit and change the vote on the plan to address these needs, which is why she created this committee. The committee's charge now is to figure out a way to solve these problems while the plan still stays on hold. His fear is that if we try to revive the plan it may create problems for us, in terms of resolving the issues. He stated the plan was officially deferred.

Ms. Myers stated we do not have the authority to undefer until someone makes that motion.

Ms. McBride stated we are using issues from that plan, as we discuss things. Everything we have discussed is a part of that plan. She suggested continuing to use the information from the plan as we try to address the issues that have been identified.

Ms. Myers stated she agrees with Mr. C. Jackson. She would be reluctant to go forward and say we are using any of the pieces of Renaissance because she thinks the minute we do or say that, it does not matter how good what staff brought back to us it is going to be shot down. If staff goes back and gives us a space needs assessment, and how we can meet those needs using County owned property, it may not stir up controversy.

Ms. McBride stated she disagrees. She is using it as the research that has been done. She suggested using that research, and do additional research to address the needs that have been identified. She does not make sense to her to reinvent the wheel.

Ms. Myers stated some people want us to reinvent the wheel.

Mr. C. Jackson stated Ms. McBride did not use the word plan in what she just said. He stated if we use the word plan it creates a problem, but if we use the research or information he is right there with her.

Mr. Niermeier stated the data that has been accumulated and analyzed addressed all the needs. He stated the Sheriff still needs a crime lab. We need a 911 Call Center and a new EOC. The public safety issues we really need to address. Taking that and bringing it into some of the work that has previously been done with the capital buildings that we have, and we may acquire, is a very comprehensive outlook, which is larger than what we had before.

Mr. C. Jackson moved, seconded by Ms. McBride, to direct staff to do whatever research necessary, and pull from any existing research, to address the space needs discussed today. The vote in favor was unanimous.

Mr. C. Jackson moved, seconded by Ms. Myers, to amend the agenda to take up the RCSD Crime Lab as a separate agenda item. The vote in favor was unanimous.

RCSD Crime Lab – Mr. Niermeier stated this was identified as a critical need for the Sheriff. There is funding budgeted for new lab equipment.

Ms. Myers inquired as to what was budgeted for their equipment.

Dr. Yudice stated approximately \$400,000 in the next biennium.

Mr. Niermeier stated a lot of the issues we are dealing with is the small warehouse space and the Sheriff's Department not being noncompliant with the way some evidence is secured for evidentiary purposes. Not to mention, the datedness of it. They have put together an extensive list of requirements for a new, leading edge crime lab that would encompass a lot more than they are capable of now. The Sheriff in his letter in July is looking for about 40,000 – 50,000 sq. ft. to accommodate this lab, which will include vehicles, ballistics, DNA processing, and the evidence warehouse.

Ms. Myers stated the staff recommends Option 2 or 3. She inquired if we have looked at these options. If we use an existing property, is there a suggestion as to which one.

Mr. Niermeier stated, in lieu of the 911 Center potentially going to the Best Buy property, the crime lab would definitely fit in this area.

Ms. Myers stated, for clarification, that it is an issue to have both the 911 Center and the crime lab at the same site.

Mr. Niermeier stated it is more the EOC and the 911 Center.

Chief Cowan stated the 911 Center and the crime lab could go on the same site.

Ms. Myers stated we still have the upfit question.

Mr. Niermeier stated the lab would have to be built.

Ms. Myers stated if we looked at the Best Buy for the 911 Center, we could also put the lab there. She stated that may address some of Mr. C. Jackson's questions from earlier.

Mr. Niermeier stated he does not want to speak for the Sheriff, but that was a thought staff had kicked around.

Ms. Myers stated, if we were to use Best Buy as dual use facility, what would be the impact for upfit and would we have money that is already allocated that might get us to where we are trying to get, which would get the Sheriff his desired building and finding the money that we need.

Dr. Yudice stated this was a decision that was made by the former Administrator for FY 20-21 when we were looking at the Shakespeare Road; \$400,000 (FY20) and \$250,000 (FY21).

Ms. Myers stated the question is, do we have money for capital expenses for the crime lab that could cover the costs of the 911 Center?

Dr. Yudice responded we do not. We only have the \$2 million to purchase the property.

Ms. Myers stated, for clarification, we still have to find crime lab money.

Ms. McBride stated, for clarification, we do not have a crime lab.

Ms. Myers stated we do have a crime lab, but we have outgrown it. We have money for equipment, but no place to use the equipment.

Mr. Madden stated we do have the remaining capital funds from the Renaissance project.

ADJOURNMENT – The meeting adjourned at approximately 12:34 p.m.

MEMORANDUM

September 26, 2018

CP 01-03

From: Michael Niermeier, Capital Projects Manager
To: Property Distribution Management Ad Hoc Committee
CC: Dr. Sandra Yudice, Assistant County Administrator

Subject: RESPONSE TO QUESTIONS FROM SEPTEMBER 18 PROPERTY DISTRIBUTION
MANAGEMENT AD HOC COMMITTEE MEETING

The following responses are provided to the questions and requests from the subject meeting.
(Q) Question (D) Direction (R) Response

Item: RCSD 911 Communications Center

Q: Who bears the cost of up-fitting for any additional cost over \$2,000,000?

R: Additional funding beyond \$2,000,000 is not known. The special revenue fund for the Emergency Telephone System may have funding for an up-fit. The special revenue fund is used to purchase equipment and pay for maintenance of the system. Outside of this, debt financing would be required. The County/RCSD will also explore the possibility of grants availability.

Q: What are the costs of the upfit?

R: General estimates range from \$175 to \$250 a square foot. Wait for M. King's broad estimate.

D: Explore the possibility of buying the Best Buy for less than \$2M.

R: The Sherriff is not interested in this property

Donation of Property from RSD2

Q: In which district is this property (for a Magistrate Office)?

R: The property is in Council District 8 and the Dentsville Magistrate District.

Q: Are there hazards on the property?

R: On the parcel the County may consider, there are no obvious hazards. However, once a letter of intent is signed, the staff can contract for an Environment Site Assessment Phase I.

D: Motion to pursue an ESA Phase I. Recommendation to Council for approval.

Inquiry to purchase County property at Cushman and Two Notch

D: Staff directed to follow-up with interested party

R: Staff asked for the information and will be provided during the meeting.

Richland Renaissance

D: Staff directed to do whatever research necessary and pull from any existing research to address the space needs discussed during the meeting (State agencies, 911 Call Center, EOC, Judicial Center, and Human Resources were all discussed in the meeting)

R: Staff prepared a document of recommendation for the Committees consideration

RCSD Crime Lab

Q: What would be the impact for up-fit (Best Buy) if used as a dual use facility and is there money already allocated that might “get us to where we are trying to get” with the Sheriff and his desired building?

R: The staff does not have the expertise on determining the specific costs since this is a specialized operations; however based on 2014 construction costs, information is provided below on construction costs. The Sherriff is not interested in this property.

For reference purposes, the following 2014 construction cost data is provided. This data is strictly new construction with no furniture, fixtures, or equipment. Cost are the median square foot price without site work.

Source RSMeans Construction Cost Data, 29th Edition, 2014

Municipal Building:	\$149
Research Laboratories & Facilities:	\$217
Police Stations:	\$208
Telephone Exchanges:	\$238
Typical cost range for renovation and reuse:	\$175 to \$250

Data provided by Architects Design Group and the Center for Public Safety. It is believed the price per square is on the higher side.

Dispatch/911 (IBC and NFPA Compliant)	\$235
EOC/Admin ((IBC and NFPA Compliant)	\$235

Property Distribution Management Ad Hoc Committee 9/18/18 Deliverables

RCSD 911 Communications Center

- Motion for staff to provide information on
 - Who bears the cost of upfitting (any additional funds over \$2 million)- RCSD
 - All sources of funding that would cover upfitting
 - Grant funds will be sought for equipment
 - Costs of the upfit
 - Explore possibility of buying Best Buy for less than \$2 million
 - Does the all in number keep in line with where Council has indicated they want to be

Donation of Property from RSD2

- McBride would like to know the location of the Magistrate office (which district it will be in): District 8/ Dentsville Magistrate District
- Are there any hazards on the property? TBD. A Phase 1 Environmental Assessment should be completed prior to accepting the donated property. The RSD2 should fund this assessment.
- Motion to pursue Phase I of the project and do all of the due diligence- Need to do a Phase I

Inquiry from an interested party about the purchase of property at Cushman Drive and Two Notch Rd

- Staff directed to do additional follow-up on the purchase of this property- What was the answer? Staff requested the information.

Richland Renaissance

- Staff directed to do whatever research necessary and pull from any existing research to address the space needs discussed during the meeting (State agencies, 911 Call Center, EOC, Judicial Center, and Human Resources were all discussed in the meeting)
 - This is addressed in Michael's documents (v. 4?) correct?

RCSD Crime Lab

- Inquiry regarding Best Buy: what would be the impact for upfit if used as a dual use facility and is there money already allocated that might "get us to where we are trying to get" with the Sheriff and his desired building- RCSD to determine
 - Administrative Memorandum 3-6 (3/21/2017) from former county administrator directed staff to include the following funding for Biennium Budget II:
 - FY 2020: consolidate other RCSD facilities/departments at the proposed RCSD headquarters: not to exceed \$400,000.
 - FY 2021: Continue consolidation and 'up-fit' of RCSD facilities/departments not to exceed \$200,000.



RICHLAND COUNTY GOVERNMENT
Department of Operational Services

PROPERTY INSPECTION REPORT

Purpose

Preliminary Space Evaluation on the Burlington retail space located at the Columbia Place Mall at 7201 Two Notch Rd.

Prepared By: Department of Operational Services
Date Prepared: November 20, 2017



Burlington Space Review

Executive Summary

The Department of Operational Services performed a preliminary space evaluation on the Burlington retail space located at the Columbia Place Mall at 7201 Two Notch Rd. on November 13th, 2017 between 10:00 am and 12:30 pm. During the preliminary evaluation, the building's main systems were observed and an overall assessment was determined, including the following:

- Structural Condition
- Roof Assessment
- Electrical Infrastructure
- Security System
- Plumbing System
- Fire Sprinkler and Alarm Systems
- Heating, Ventilation, and Air Conditioning (HVAC)
- Elevator
- Site Assessment (including the parking lot)
- Telecommunication System Assessment

The building is structural sound, consisting of steel columns and beams, with concrete floors over a metal deck with no observed structural cracks in the concrete, nor any major rusting on the steel or any structural members out of position or missing. The roof structure looks to be operational and appears approximately ten years old. The existing electrical infrastructure is operational and appears in order. During the inspection, no security system nor an access control system was observed. The preliminary inspection located two banks of bathrooms within the space; a male and female bathroom on each floor. The second floor units had two fixtures each, and the first floor units had four fixtures each. The current HVAC equipment appears to be about ten years old, when the majority of the equipment was relocated from the mechanical penthouse to the roof during the renovation of the space from the previous tenant to the current tenant. The structure sits on approximately 10.62 acres, according to Richland County's GIS Mapping site. Storm water culverts appear to be clear and operational with no indication of ponding or flooding on the site. The building will require renovation from retail space to office space. Firm renovations costs will be determined during the project design process.



RICHLAND COUNTY GOVERNMENT
Department of Operational Services



Interior space (Second Floor)



Interior space (Second Floor)

Detailed Summary of the Building Systems

I. Structural

It was observed that the building structure consisted of a steel column and beam structure with concrete floors over a metal deck. The exterior of the building was a mixture of brick veneer, block walls, and an EFIS system (Exterior Finish Insulation System). The main structure of the building appeared to be in good shape, with no observed structural cracks in the concrete, nor any major rusting on the steel or any structural members out of position or missing. The exterior of the building also appeared to be in decent shape. The team did not observe any cracks in the foundation, nor in any of the exterior brick. The EFIS system seemed intact and did not give the impression of any water infiltration, which is a common issue with this type of system. An outside consultant can be engaged to ensure the integrity of the EFIS system.



Structural construction in old auto bays



Typical structure (beams and columns with metal deck)- shown in storage area



Burlington exterior



Typical EFIS system on exterior

II. Roofing

The roof structure looks to be operational, but appears to be about ten years old and is expected to have approximately five to seven (5-7) years of lifespan remaining. However, it was observed that certain areas, especially in the roof drain valleys, that continuous ponding was present due to improper slope. This could be due to the underlying insulation compressing over time, or due to water infiltration saturating the insulation. A few coring samples would need to be done to determine the exact cause, and this should be done by an outside consultant. It would be the department's recommendation to have the roof replaced as part of a major renovation of the space to avoid future failures or to interfere with daily operations once the building is occupied.



Burlington roof



Burlington roof

III. Electrical

After reviewing the electrical system, it appears that each space has a 1600 amp service providing electricity to the space with a few distribution panels throughout. Depending on the County's requirements, this equipment might need to be upgraded or at least an additional electrical service provided. This requirement would be determined through a design process.

In regards to the equipment, it appears to be approximately thirty years old and in working order. The space also had a 60KW diesel fuel backup generator that appears to power just a few critical items, such as emergency lighting. This size generator is not capable of handling much of an electrical load beyond what it is currently supported. If the county intends to convert the space into an operational essential facility (e.g., emergency operational center), it is recommended to upgrade the backup generator to a unit that would be capable to running the entire facility at full load.



One of the primary switchgear



Example of electrical distribution panel



Back-up generator

IV. Security Systems

During the walk-through, no security system nor an access control system was observed. Both of these systems would need to be installed.

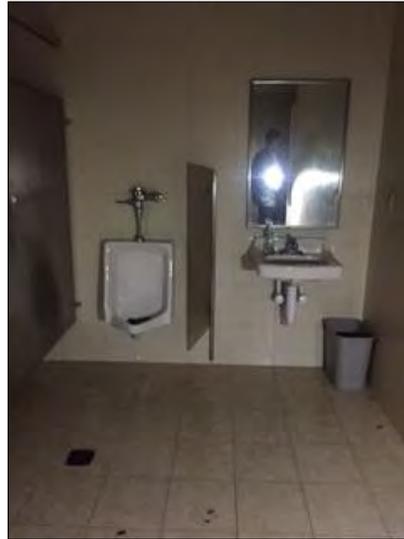
V. Plumbing

The preliminary inspection located two banks of bathrooms within the space; a male and female bathroom on each floor. The second floor units had two fixtures each, and the first floor units had four fixtures each. Depending on the space requirements, these units might not meet the need requirements. Therefore, additional bathroom units might need to be installed. The cost impact regarding any additional units is contingent on the plumbing systems infrastructure (the size and location of the water and sewer lines throughout the building). Whether a larger or

more main piping is required to be installed under slab would be determined through the design process. An outside engineering firm can evaluate this system also to determine its capacity. The current water heater (approximately one 80 gallon unit) appears to service all the current bathroom units. The size of the unit might need to be upgraded/supplemented depending on the bathroom requirements of a major renovation.



Typical bathroom stall



Typical sink & urinal



Water Heater

VI. Fire Sprinkler and Alarm Systems

The existing structure has a fire sprinkler system installed. The design of the system is conducive for open warehouse or retail space. The sprinkler system would need to be reviewed and possibly modified to accommodate office space. All new branch plumbing will be required to protect each individual office and also account for the increase in occupancy load. The main trunk lines would need to be evaluated by an outside engineering source specializing in sprinkler designs to determine if the water flow on the main trunk lines is sufficient given the new intended use.

The fire alarm system which is typically tied into the fire sprinkler system was observed during the walk-through as encountering an issue. Therefore, we were not able to determine the operational condition of the system. The cause of the problem reading on the system would need to be addressed and resolved. The fire alarm system would need to be reviewed and possibly modified to accommodate office space.



Piping in the fire sprinkler control room



Part of the fire alarm system

VII. Heating, Ventilation, and Air Conditioning (HVAC)

The current HVAC equipment appears to be about ten years old, when the majority of the equipment was relocated from the mechanical penthouse to the roof during the renovation of the space from the previous tenant to the current tenant. Equipment of this typical size

generally has a 10 to 15 year lifespan, which means that this equipment is approaching the end of its life expectancy. Depending on the County's space requirements, it is possible that the current units are undersized for an office space heat load. This would then need to be upgraded or at least supplemented by additional units. It is recommended that the units be replaced/upgraded during any major renovations to avoid future failures or to interfere with daily operations once the building is occupied.

This equipment is a Trane product, which is known to be very durable. During the inspection, three 55-gallon drums of Freon R-22, a coolant, were observed on the roof top near the rooftop unit (RTU) #2, which indicates a Freon leak. This would need to be addressed and resolved prior to any occupation of the space by the County.

The total tonnage of all six RTU's is 385 tons. Typically, every 200 – 250 square feet of office space requires approximately one ton of HVAC cooling capacity. This area has approximately 133,000 heated square feet, thus requiring approximately 532 total tons. Therefore, based on simple calculations, additional tonnage would be required to heat and cool office space in this area.



Typical HVAC unit located on the roof



Ductwork from the HVAC Units to the tenant space

VIII. Elevator

The onsite inspection observed a single freight, hydraulic elevator that moved between the areas near the loading dock to the current tenant's inventory space on the first floor. This elevator is operational at this time; however, it has not received a current Certificate of Operations license and therefore should not be operated until this license is obtained. An inspection of the elevator or a major renovation of the space may require the freight elevator to be upgraded to meet current codes. Additionally, this freight elevator should not be used to

transport persons from floor to floor; it is truly designed for freight and does not meet the requirements for transportation of people.

The installation of passenger elevators will be required to provide personnel and those with disabilities movement from floor to floor. This will be a significant budget impact to the overall project cost and time due to having to create elevator shafts within the given space, a complex proposition in the best of circumstances that involves structural and mechanical elements. Currently the only means to transport from floor level to floor level would be to use the systems located in the core of the structure.



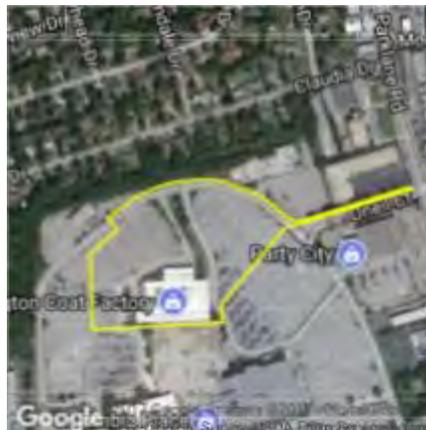
Freight elevator



Interior of freight elevator

IX. Site

The structure sits on approximately 10.62 acres, according to Richland County's GIS Mapping site. Most of the site appears to be fairly flat, except for near the back side of the building where the site increases in elevation to allow ground level access to the second floor. It appears this allows positive storm water drainage away from the building. Additionally, it was observed that storm water culverts appear to be clear and operational with no indication of ponding or flooding on the site.



Site (shown in yellow)



Site from upper parking area



Upper parking area

X. Parking

The parking lot appeared to be in operational condition. However, it did show some signs of wear and tear with the presence of cracks and raveling. It is recommended that the cracks be routed and sealed with the entire area treated with a topcoat. This would require the entire area to be restriped as well. This procedure should give the parking lot an additional five to ten

(5-10) years of usage with minimal maintenance. It should be budgeted in the future every seven to ten (7-10) years for a milling and repaving of the lot.



Typical cracking in pavement



Typical raveling

XI. Telecommunications

The preliminary inspection did not reveal much regarding the space's telecommunication infrastructure; therefore if the County is considering to relocate the Information and Technology department to this facility, including the main server room, then the department needs to be consulted to determine their telecommunications requirements and if those services can be provided by a local telecommunications company.



RICHLAND COUNTY GOVERNMENT
Department of Operational Services

PROPERTY INSPECTION REPORT

Purpose

Preliminary Space Evaluation on the Dillard's retail space located at the Columbia Place Mall at 7201 Two Notch Rd

Prepared By: Department of Operational Services

Date Prepared: December 8, 2017



Dillard's Space Review

Executive Summary

The Department of Operational Services performed a preliminary space evaluation on the Dillard's retail space located at the Columbia Place Mall at 7201 Two Notch Rd. on November 27th, 2017. During the preliminary evaluation, the building's main systems were observed and a **initial** overall assessment was determined, including the following:

- Structural Condition
- Roof Assessment
- Electrical Infrastructure
- Security System
- Plumbing System
- Fire Sprinkler and Alarm Systems
- Heating, Ventilation, and Air Conditioning (HVAC)
- Elevator
- Site Assessment (including the parking lot)
- Telecommunication System Assessment

However, if the building is to be considered for purchase, then it is Operational Services' recommendation to have an outside assessment firm or engineering firm perform a more detailed review that would include recommendations.

The building is structural sound, consisting of concrete columns and beams, with precast double "T" decking with no observed structural cracks in the concrete. The roof structure looks to be operational and appears approximately ten years old. The existing electrical infrastructure is operational and appears in order. During the inspection, no security system or an access control system was observed. The preliminary inspection located a few of bathrooms within the space; two banks male and female bathrooms on each floor, along with a few individual bathrooms throughout. The current HVAC equipment appears to be about **ten years old**, and consist of one main cooling tower, two chillers, four circulation pumps, and three main air handlers utilizing a return air plenum. The 183,237 square foot structure sits on approximately 13.645 acres, according to Richland County's GIS Mapping site. Storm water culverts appear to be clear and operational with no indication of ponding or flooding on the site.



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Department of Operational Services

The building will require renovation from retail space to office space. Firm renovations costs will be determined during the project design process.



First floor space



Passenger elevator and atrium



Escalators and atrium



Second floor space

Detailed Summary of the Building Systems

I. Structural

It was observed that the building structure consisted of a double T precast concrete deck structure placed on concrete columns and beams. The exterior of the building was a mixture of mostly brick veneer with a few block walls, and a little bit of an EFIS system (Exterior Finish Insulation System). The main structure of the building, of which could be observed, appeared to be in good shape, with no observed structural cracks in the concrete, nor did any of structural



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Department of Operational Services

members seamed out of position or missing. The exterior of the building also appeared to be in decent shape. The team did not observe any cracks in the foundation, nor in any of the exterior brick. The EFIS system seemed intact and did not give the impression of any water infiltration, which is a common issue with this type of system. Once again, an outside consultant should be engaged to ensure the integrity of the EFIS system.



Double "T" structure in storage area



Double "T" structure @ loading dock





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Brick exterior with some block walls and EFIS

II. Roofing

The roof structure looks to be operational, but appears to be about ten years old and is expected to have only about five to seven (5-7) years of lifespan remaining. It appears that the roof consists of a modified bitumen cap sheet roofing system that has a ridge down the center of the building and slopes to each side with roof drains near the parapets. The roof also has a large skylight that opens to a two story atrium where the passenger elevator and escalators are located. An indication of some small ponding was observed in a few locations and around the skylight. There were some locations in the facility where the ceilings were stained, indicating small leaks. A few coring samples would need to be done to determine the exact makeup of the roofing system and to ensure no underlying issues exist with the roofing insulation or roof deck. It would be the department's recommendation to have the roof replaced as part of a major renovation of the space to avoid future failures or to interfere with daily operations once the building is occupied; however it does not appear to be a critical item and could be postpone if there are budget constraints. This opinion should be confirmed with an outside roofing consultant that has more experience than this department.



Roof with some ponding



Roof at skylight with some ponding



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Department of Operational Services



Skylight at atrium

III. Electrical

After reviewing the electrical system, it appears that the space has two 4000 amp service providing electricity through a main switchgear that distributes power to a few distribution panels throughout. It appears that the main service is provided through a 2000 kVA main transformer provided by SCE&G.

Depending on the County's requirements, this existing service and main equipment most likely will meet the county constraints and will not need to be upgraded; however this requirement would be determined through a design process and with a full assessment from an electrical engineering firm. As regards to the equipment, it appears to be approximately thirty years old and in working order and can still currently be serviced, an opinion shared by the County's head electrician.

The space also had a small diesel fuel backup generator that appears to power just a few critical items, such as emergence lighting. This size generator is not capable of handling much of an electrical load beyond what it is currently supported. If the county intends to convert the space into an operational essential facility, it is this department's recommendation to upgrade the backup generator to a unit that would be capable to running the entire facility at full load. However, this design feature will have a significant financial impact on the overall project budget.



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Main switch gear



Typical distribution panels & transformers



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Electrical panels in the penthouse mechanical room



Backup generator

IV. Security Systems

During the walk-through, no security system or an access control system was observed. If the space is anticipated to be converted into office space, then both of these systems would need to be installed. Depending upon the level of complexity of the systems desired, installing these systems could have a significant budget impact on the overall project cost.



RICHLAND COUNTY GOVERNMENT

Department of Operational Services

V. Plumbing

The preliminary inspection located two banks of bathrooms within the space; a male and female bathroom on each floor. The inspection also located a few individual bathrooms dispersed throughout the building in the operational areas. The main domestic water service was also located and it appears to be a 2" line with back flow preventers. Depending on the space requirements, these units might not meet the need requirements. Therefore, additional bathroom units might need to be installed. The cost impact regarding any additional units is contingent on the plumbing systems infrastructure (the size and location of the water and sewer lines throughout the building). If larger or more main piping is required to be installed under slab, then this could have a costly impact on the overall project budget. This requirement would be determined through the design process; however, it might be prudent to have an outside engineering firm evaluate this system also to determine its capacity. The water heater was located during the inspection and would need to be inspected to determine condition but appeared to be in working order; however, the size of the unit might need to be upgraded/supplemented depending on the bathroom requirements of a major renovation.



Typical bathroom stall



Typical urinal



RICHLAND COUNTY GOVERNMENT

Department of Operational Services



Typical double sinks



Main domestic water line with back flow preventers

VI. Fire Sprinkler and Alarm Systems

The existing structure has a fire sprinkler system installed. It appears to have a 6" main service line minimum. However, the design of the system is conducive for retail space. If the County's intention is to convert this area to office space, the sprinkler system would need to be reviewed and modified to accommodate this new use. All new branch plumbing will be required to protect each individual office and also account for the increase in occupancy load. The main trunk lines would need to be evaluated by an outside engineering source specializing in sprinkler designs to determine if the water flow on the main trunk lines is sufficient given the new intended use.

The fire alarm system which is typically tied into the fire sprinkler system was observed during the walk-through. We were not able to determine the operational condition of the system, however it appeared to be an older unit. Thus the unit would require upgrading if the County wants to use the space for offices, since the existing system was designed for warehouse/retail space. This too could have a significant financial impact on the overall project budget.



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Department of Operational Services



Fire sprinkler room



Fire alarm panels in the sprinkler room

VII. Heating, Ventilation, and Air Conditioning (HVAC)

The main HVAC system appears to consist of one main cooling tower, two chillers, four circulation pumps, and three main air handlers.

The HVAC equipment appears to be about 20 years old, when the majority of the equipment was relocated from the mechanical penthouse to the roof during the renovation of the space from the previous tenant to the current tenant. Equipment of this typical size generally has a 10 to 15 year lifespan, which means that this equipment is approaching the end of its life expectancy. Depending on the County's space requirements, it is quite possible that the current units are undersized for an office space heat load. This would then need to be upgraded or at least supplemented by additional units. However, considering the age of the units, it would be this department's recommendation that the units be replaced/upgraded during any major renovations to avoid future failures or to interfere with daily operations once the building is occupied.



RICHLAND COUNTY GOVERNMENT

Department of Operational Services

This equipment is a Trane product, which is known to be very durable. However, during the inspection, three 55-gallon drums of Freon R-22, a coolant, were observed on the roof top near the rooftop unit (RTU) #2, which indicates a Freon leak. This would need to be addressed and resolved prior to any occupation of the space by the County.

The total tonnage of all six RTU's is 385 tons. Typically, every 200 – 250 square feet of office space requires approximately one ton of HVAC cooling capacity. This area has approximately 133,000 heated square feet, thus requiring approximately 532 total tons. Therefore, based on simple calculations, additional tonnage would be required to heat and cool office space in this area.



Cooling tower on roof



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Chillers (1 and 2) in mechanical penthouse



One of three air handlers in the mechanical penthouse



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Circulating pumps in the mechanical penthouse

VIII. Elevator

The onsite inspection observed a single 8000 pound capacity hydraulic freight elevator that moved between the areas near the loading dock to a storage/inventory space on the second floor. The unit appears to be the original unit that was installed when the facility was built in the mid 1970's; thus the controls are obsolete and out of date. The inspection could not determine if the elevator is operational at this time; however, it has not received a current Certificate of Operations license and therefore should not be operated until this license is obtained. An inspection of the elevator or a major renovation of the space may require the freight elevator to be upgraded to meet current codes, which could have a significant cost. Additionally, this freight elevator should not be used to transport persons from floor to floor; it is truly designed for freight and does not meet the requirements for transportation of people.

The building also had an area that contained one passenger glass elevator and two escalators, one up and one down. The inspection could not determine if the elevator or escalators are operational at this time. The elevator equipment room for the glass elevator, which is located in an area away from the elevator, appeared to have a hydraulic leak that would need to be investigated before the unit is operated. The unit appears to be the original unit that was installed when the facility was built in the mid 1970's; thus the controls are obsolete and out of



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Department of Operational Services

date. The equipment pits for the escalators were not observed; thus equipment condition could not be determined.

All the listed equipment needs to be inspected by a qualified firm to determine the overall condition of the units and what must be done to make them operational.

Depending on what is required, it could have a significant budget impact to the overall project cost. Furthermore, if additional elevators are required, new elevator shafts & elevator equipment would need installed which is a costly and time intensive proposition. This too could be vetted during the design process.



Freight elevator



Controls for freight elevator



RICHLAND COUNTY GOVERNMENT

Department of Operational Services



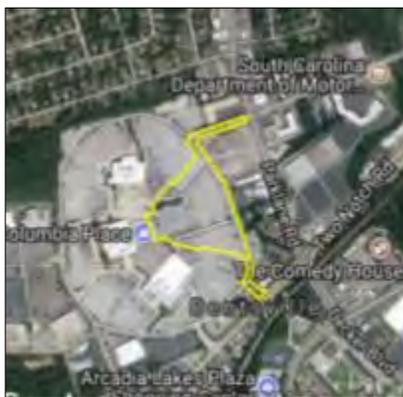
Glass elevator



Controls for glass elevator

IX. Site

The structure sits on approximately 13.645 acres, according to Richland County's GIS Mapping site. Most of the site appears to be fairly flat, with a slight drop in elevation away from the building towards Parklane Rd. It appears this slight slope allows positive storm water drainage away from the building. Additionally, it was observed that storm water culverts appear to be clear and operational with no indication of ponding or flooding on the site.



Site shown in yellow (from RC GIS)



Exterior & parking lot of Dillard's

400 Powell Road • P. O. Box 192 • Columbia, SC 29202
Phone: (803) 576-2050 • Fax (803) 576-2137 • TDD: (803) 748-4999



RICHLAND COUNTY GOVERNMENT

Department of Operational Services

X. Parking

The parking lot appeared to be in operational condition. However, it did show some signs of wear and tear with the presence of cracks and raveling. It would be the department's recommendation that the cracks be routed and sealed with the entire area treated with a topcoat. This would require the entire area to be restriped as well. This procedure should give the parking lot an additional five to ten (5-10) years of usage, depending on vehicle counts, with minimal maintenance. It should be budgeted in the next seven to ten (7-10) years for a milling and repaving of the lot which will have a high construction cost.



Parking at Dillard's



Parking at Dillard's

XI. Phase 1 and 2 Studies

With adjacent properties having auto repair shops on site and with the building having a diesel generator on site, it is the department's recommendation that a Phase I and Phase 2 environmental study be performed on this facility. This will allow discovery of any potential environmental hazards that need to be addressed or that could affect the property and its ability to meet the intended use. Depending on the results of these studies, findings could have a significant impact on the overall project budget. Otherwise, the department did not note any environmental items that would be a concern.

XII. Hazardous Materials Studies – Asbestos Containing Materials (ACM), Lead Paint, Mold and Air Quality

During the walk-through there did not appear to be any blatant occurrences of hazardous materials, however, field testing is required to confirm that none of these materials are in fact on site. It is the department's recommendation that an outside engineering firm specializing in



RICHLAND COUNTY GOVERNMENT

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hazardous materials testing be used to conduct the suggested tests which ensure an environment free of these materials. It is also the department's recommendation to do an Air Quality test to ensure clean air since the building has been vacated for about 5 years which has resulted in a dusty/stale air smell. The air test will ensure the air meets all standards and is compliant.

XIII. Telecommunications

The preliminary inspection did not reveal much regarding the space's telecommunication infrastructure; therefore if the County is considering to relocate the County Departments, including but not limited to the Information and Technology department to this facility, including the main server rooms, then the IT department needs to be consulted to determine the telecommunications requirements and if those services can be provided by a local telecommunications company.

XIV. Summary

The building is in good shape but will require a great deal of renovation and Mechanical/Electrical/Plumbing equipment upgrade/supplemented to meet the needs of typical office space. It is generally estimated at \$175- \$250 +/- per square foot for typical renovations of this nature and scale depending on the type of finishes, space planning, and infrastructure requirements. These requirements should be determined during the due diligence phase of the purchase and during the design phase.



RICHLAND COUNTY GOVERNMENT
Department of Operational Services

PROPERTY INSPECTION REPORT

Purpose

Preliminary Space Evaluation on the Sears retail space located at the Columbia Place Mall at 7201 Two Notch Rd

Prepared By: Department of Operational Services

Date Prepared: March 13, 2017



Sears Space Review

Executive Summary

The Department of Operational Services performed a preliminary space evaluation on the Sears retail space located at the Columbia Place Mall at 7201 Two Notch Rd. on January 29th, 2018. During the preliminary evaluation, the building's main systems were observed and an initial preliminary overall assessment was determined, including the following:

- A Basic Structural Condition Assessment
- Roof Assessment
- Preliminary Review of Electrical Infrastructure
- Security System
- Plumbing System
- Fire Sprinkler and Alarm Systems
- Heating, Ventilation, and Air Conditioning (HVAC)
- Elevator
- Site Assessment (including the parking lot)
- Telecommunication System Assessment

However, if the building is to be considered for purchase, then it is Operational Services' recommendation to have an outside assessment firm or engineering firm perform a more detailed review that would include recommendations.

The building appears to be structural sound, consisting of steel columns and beams, with composite metal deck. The roof structure looks to be operational, except in a few spots, and appears to have been treated with a waterproofing polymer system three years ago. The existing electrical infrastructure is operational and appears in order. During the inspection, no security system or an access control system was observed. The preliminary inspection located a few of bathrooms within the space; a couple of banks bathrooms on each floor, along with a few individual bathrooms throughout. The current HVAC equipment appears to be about twenty plus (20+) years old, and mainly consisting of one main cooling tower, two chillers, four chill water circulation pumps, two condenser pumps and three air handlers utilizing return air ducts and some make up air vents that provide some fresh air. There are a few smaller units distributed throughout the space that is used to condition certain areas. The 200,609



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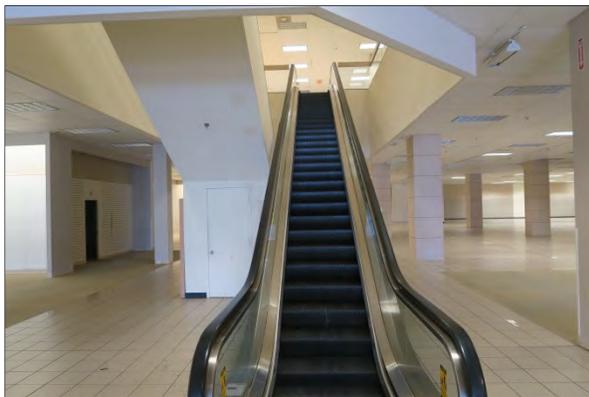
square foot structure sits on approximately 18.09 acres, according to Richland County's GIS Mapping site. Storm water culverts appear to be clear and operational with no indication of ponding or flooding on the site. The building will require renovation from retail space to office space. Firm renovations costs will be determined during the project design process.



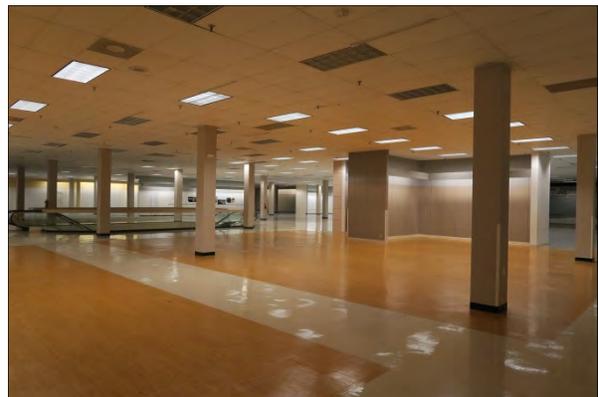
First floor space



Passenger elevator



Escalators



Second floor space

Detailed Summary of the Building Systems

I. Structural

Most of the structural components of the facility were covered and were not observed. However, all indications point to a steel structure comprised of steel columns and beams with interstitial open web joists comprising the main components. It appears the deck is made out of



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corrugated decking with a layer of concrete. No major cracks or foundation settling were observed. The exterior of the building comprised mostly of a brick exterior with a few locations of storefront windows and nondescript black slate panels. A few locations around the exterior of the building appear to have some moisture issues, indicated by water/rust stains and by moss/algae growth. These areas need to be further investigated to determine the source of the water, the extent of the damage, and the repair requirements. An outside consultant should be engaged to thoroughly investigate this matter.

The team did observe one structural component that has failed. The exterior wall of the battery storage area, located in the auto repair area, has corroded to the point where the exterior block is failing and the underground foundation has become exposed. This needs to be investigated by a structural engineer to determine the full extent of the damage and to provide repair solutions.



Structural column and drywall covered decking @ storage area



Foundation damage at battery area



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Brick exterior with some evidence of water issues

II. Roofing

The roof structure looks to be operational. It appears that the roof consists of a single membrane roofing system with a portion of the roof that was covered in an elastomer paint product to extend the life of the roof or to address leaks throughout the area. On the door leading out to the roof, there was signage indicating that a roof warranty is in place until 2030. This needs to be further investigated or it is anticipated that roof will only have five to seven years remaining before it would have to be replaced.

There were some locations in the facility where the ceilings were stained, indicating small leaks. A few coring samples would need to be done to determine the exact makeup of the roofing system and to ensure no underlying issues exist with the roofing insulation or roof deck. It would be the department's recommendation to have the roof replaced as part of a major renovation of the space to avoid future failures or to interfere with daily operations once the building is occupied. Otherwise, the roof appears to be in decent condition. This opinion should be confirmed with an outside roofing consultant that has more experience in roof evaluation than this department.



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Roof with some ponding



Lower roof at auto shop area



Roof showing the two different areas (the treated-gray and untreated areas-white)



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III. Electrical

After reviewing the electrical system, it appears that the space is serviced by a Westinghouse switch gear, that's located in the auto garage area, with three phase 277-480 voltage that distributes power to a few distribution panels throughout. It also sends main power up to the penthouse mechanical room. It appears that the main service is provided through a main transformer provided by SCE&G.

Depending on the County's requirements, this existing service and main equipment most likely will meet the county constraints and will not need to be upgraded; however this requirement would be determined through a design process and with a full assessment from an electrical engineering firm. As regards to the equipment, it appears to be approximately thirty years old and in working order and can still currently be serviced, however the Westinghouse switch gear is no longer manufactured and the company is no longer in business, thus over time it will become more difficult to service the switch gear unit.

The lighting system throughout the space is mostly made up of 2x4 lay in lights utilizing T8 bulbs. The system appears to be controlled through a low voltage contact system.

During the walkthrough, a backup generator was not observed. Therefore, if the county intends to convert the space into an operational essential facility, it is this department's recommendation to install a backup generator to a unit that would be capable to running the entire facility at full load. However, this design feature will have a significant financial impact on the overall project budget.



Main switch gear



SCE&G Transformer



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Typical distribution panels & transformers



Electrical panels in the penthouse mechanical room



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Low-voltage controls

IV. Security Systems

During the walk-through, no security system or an access control system was observed. If the space is anticipated to be converted into office space, then both of these systems would need to be installed. Depending upon the level of complexity of the systems desired, installing these systems could have a significant budget impact on the overall project cost.

V. Plumbing

The preliminary inspection located two banks of bathrooms within the space; a male and female bathroom on each floor. The inspection also located a few individual bathrooms dispersed throughout the building in the operational areas. The space also had a dental clinic area that had a large water demand. It appears that the plumbing infrastructure was installed below a raised floor that was throughout this section of the building.



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Dental clinic chair w/ water service

The main domestic water service was also located and it appears to be a 2-3" line with back flow preventers. Depending on the space requirements, these units might not meet the need requirements. Therefore, additional bathroom units might need to be installed. The cost impact regarding any additional units is contingent on the plumbing systems infrastructure (the size and location of the water and sewer lines throughout the building). If larger or more main piping is required to be installed under slab, then this could have a costly impact on the overall project budget. This requirement would be determined through the design process. However, it might be prudent to have an outside engineering firm evaluate this system also to determine its capacity. The water heater was located during the inspection and would need to be inspected to determine condition but appeared to be in working order; however, the size of the unit might need to be upgraded/supplemented depending on the bathroom requirements of a major renovation.



Typical bathroom stall



Typical urinal



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Typical sinks



Main domestic water & fire line with back flow preventers

VI. Fire Sprinkler and Alarm Systems

The existing structure has a fire sprinkler system installed. It appears to have a 10" main service line. The fire sprinkler system appears to be broken down into four main zones with each zone having its own main supply line and shut-off valve.

However, the design of the system is intended for retail space. If the County's intention is to convert this area to office space, the sprinkler system would need to be reviewed and modified to accommodate this new use. All new branch plumbing will be required to protect each individual office and also account for the increase in occupancy load. The main trunk lines would need to be evaluated by an outside engineering source specializing in sprinkler designs to determine if the water flow on the main trunk lines is sufficient given the new intended use.

The fire alarm system which is typically tied into the fire sprinkler system was observed during the walk-through. We were not able to determine the operational condition of the system, however it appeared to be an older unit. Thus the unit would require upgrading if the County wants to use the space for offices, since the existing system was designed for warehouse/retail space. This too could have a significant financial impact on the overall project budget.



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Fire sprinkler room with domestic water tap-in



Fire alarm distribution panels



Fire alarm alert panels

VII. Heating, Ventilation, and Air Conditioning (HVAC)

The main HVAC system appears to consist of one main cooling tower, two chillers, four circulation pumps, and three main air handlers. The system utilizes a pneumatic control system to operate the thermostats located throughout the building. This type of control system is notorious for having air leaks that can affect the efficiency and reliability of the HVAC system.



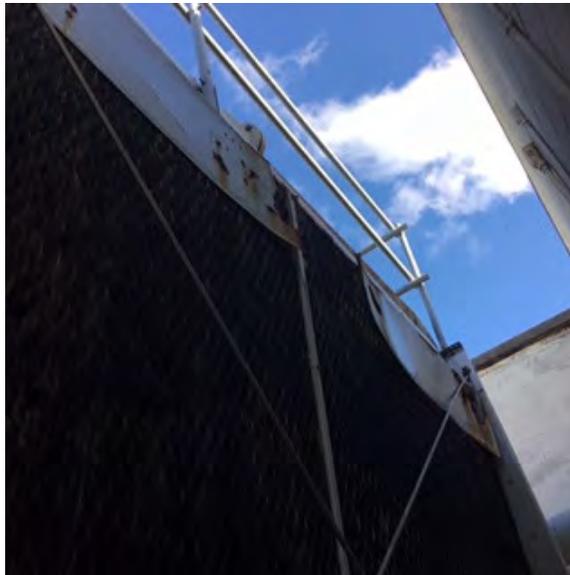
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The system should be inspected by a third party mechanical contractor/engineering group to insure the system is within design specifications.

The HVAC equipment appears to be about 20 plus years old, when the majority of the equipment was installed in the mechanical penthouse. Equipment of this typical size generally has a 10 to 15 year lifespan, which means that this equipment has passed the end of its life expectancy. Depending on the County's space requirements, it is quite possible that the current units are undersized for an office space heat load. This would then need to be upgraded or at least supplemented by additional units. However, considering the age of the units, it would be this department's recommendation that the units be replaced/upgraded during any major renovations to avoid future failures or to interfere with daily operations once the building is occupied.

The total tonnage of the two chillers is 500 tons. Typically, every 200 – 250 square feet of office space requires approximately one ton of HVAC cooling capacity. This area has approximately 200,000 heated square feet, thus requiring approximately 800 total tons. Therefore, based on simple calculations, additional tonnage would be required to heat and cool office space in this area.



Cooling tower on roof



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Chillers (1 and 2) in mechanical penthouse



Circulation pumps in the mechanical penthouse



One of three main air handlers



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Compressor for pneumatic control system

VIII. Elevator & Escalators

The onsite inspection observed a single passenger elevator that moved between the two floors near one of the main entrances. The unit appears to be the original unit that was installed when the facility was built in the mid 1970's; thus the controls are obsolete and out of date. A freight elevator was also located in the facilities storage area. The inspection could not determine if either of the elevators is operational at this time. An inspection of the elevators or a major renovation of the space may require the elevators to be upgraded to meet current codes, which could have a significant cost. Additionally, the freight elevator should not be used to transport persons from floor to floor; it is truly designed for freight and does not meet the requirements for transportation of people.

The building also had an area that contained two escalators, one up and one down. The inspection could not determine if the escalators are operational at this time, due to them not running at the time of the inspection. Additionally, the equipment pits for the escalators were not observed; thus equipment condition could not be determined.

All the listed equipment needs to be inspected by a qualified firm to determine the overall condition of the units and what must be done to make them operational.



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Depending on what is required, it could have a significant budget impact to the overall project cost. Furthermore, if additional elevators are required, new elevator shafts & elevator equipment would need installed which is a costly and time intensive proposition. This too could be vetted during the design process.



Freight elevator



passenger elevator



Escalators



Controls for passenger elevator



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IX. Site

The structure sits on approximately 18.1 acres, according to Richland County’s GIS Mapping site. Most of the site appears to be fairly flat, with a slight drop in elevation away from the building towards South East. The parking lot area to the South West of the building also appears to be fairly flat, but is at an approximately ten foot higher elevation, allowing access to the facility’s second floor directly. The elevation change takes place primarily in the south corner of the building. It appears that these slight slopes allow positive storm water drainage away from the building. Additionally, it was observed that storm water culverts appear to be clear and operational with no indication of ponding or flooding on the site.



Site shown in blue (from RC GIS)



Exterior & parking lot of Sears

X. Parking

The parking lot appeared to be in operational condition. However, it did show some signs of wear and tear with the presence of cracks and raveling. It would be the department’s recommendation that the cracks be routed and sealed with the entire area treated with a topcoat. This would require the entire area to be restriped as well. This procedure should give the parking lot an additional five to ten (5-10) years of usage, depending on vehicle counts, with minimal maintenance. It should be budgeted in the next seven to ten (7-10) years for a milling and repaving of the lot which will have a high construction cost.



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Parking at Sears



Parking at Sears

XI. Phase 1 and 2 Studies

With the property having an auto repair shops on site that utilized in ground vehicle lifts with associated underground storage tanks, the site has some environmental concerns that need to be investigated. Additionally, it was observed that the battery storage area in the auto center has some acid damage that could also be an environmental concern. The floor drainage system in the auto area could also be a concern if it is not attached to an oil/water separator, thus leading to potential contamination of storm water or sewer system outflows.

It is the department's recommendation that a Phase I and Phase 2 environmental study be performed on this facility. This will allow discovery of any potential environmental hazards that need to be addressed or that could affect the property and its ability to meet the intended use. Depending on the results of these studies, findings could have a significant impact on the overall project budget.





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Place of previously installed vehicle lift

Floor drain in auto area



Battery acid damage in auto area

XII. Hazardous Materials Studies – Asbestos Containing Materials (ACM), Lead Paint, Mold and Air Quality

During the walk-through there appear to be some occurrences of hazardous materials with under flooring mastic, however, field testing is required to confirm if these materials are in fact hazardous ACM materials. It is the department's recommendation that an outside engineering firm specializing in hazardous materials testing be used to conduct the suggested tests which ensure an environment free of these materials. It is also the department's recommendation to do an Air Quality test to ensure clean air since the building has been vacated for about 1 year with a few roof leaks which has resulted in a dusty/stale air smell. The air test will ensure the air meets all standards and is compliant.

XIII. Telecommunications

The preliminary inspection did not reveal much regarding the space's telecommunication infrastructure. Therefore, if the County is considering to relocate the County Departments, including but not limited to the Information and Technology department to this facility, including the main server rooms, then the IT department needs to be consulted to determine the telecommunications requirements and if those services can be provided by a local telecommunications company.



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XIV. Summary

The building is in good shape but will require a great deal of renovation and Mechanical/Electrical/Plumbing equipment upgrade/supplemented to meet the needs of typical office space. It is generally estimated at \$175- \$250 +/- per square foot for typical renovations of this nature and scale depending on the type of finishes, space planning, and infrastructure requirements. These requirements should be determined during the due diligence phase of the purchase and during the design phase.

Property Distribution Management Ad Hoc Committee Meeting Briefing Document

Agenda Item

Richland School District Two (District) desires to donate thirty acres of land to Richland County (County). The land is located off of Brookfield Road, which is across the street from Richland Northeast High School.

- Tax Map # R16915-01-14 (7561 Brookfield Road, Columbia, SC 29206)
- Tax Map # R16915-01-17 (S/S Turnbridge Lane, Columbia, SC 29206)

Background

At its August 14, 2018 meeting, the Richland School District Two Board of Trustees voted in support of donating thirty acres of land to Richland County. The District's rationale for the donation is because the land is not suitable for development that aligns with the District's educational purpose. Moreover, the Richland County Transportation Penny Program plans to construct a 700-foot pedestrian connector through the wooded area of the land, which is a part of the Decker/Woodfield Park Neighborhood Improvement Project. Thus, the District posits that it is logical to donate the land to the County.

Issues

The two parcels of land were sold on September 13, 2004 at \$1,112,800. The market value for both parcels is \$890,100. The land was donated to Richland School District Two. The land has overgrown grass, some illegal dumping, and include various structures such as a picnic shelter, restrooms, and a single-story structure that are in need of repair or demolition. The land also includes two tennis courts with overgrown grass and a medium-sized tree growing through them. There is also a 618-square foot pond on the site with one dock, which is a potential liability. Lastly, the site has no power.

Fiscal Impact

Richland School District Two expects Richland County to procure a closing attorney to complete the transaction and to pay all closing costs associated with the transactions, including any expenses related to deed preparation, deed transfer tax or deed stamps, and any other expenses associated with the closing.

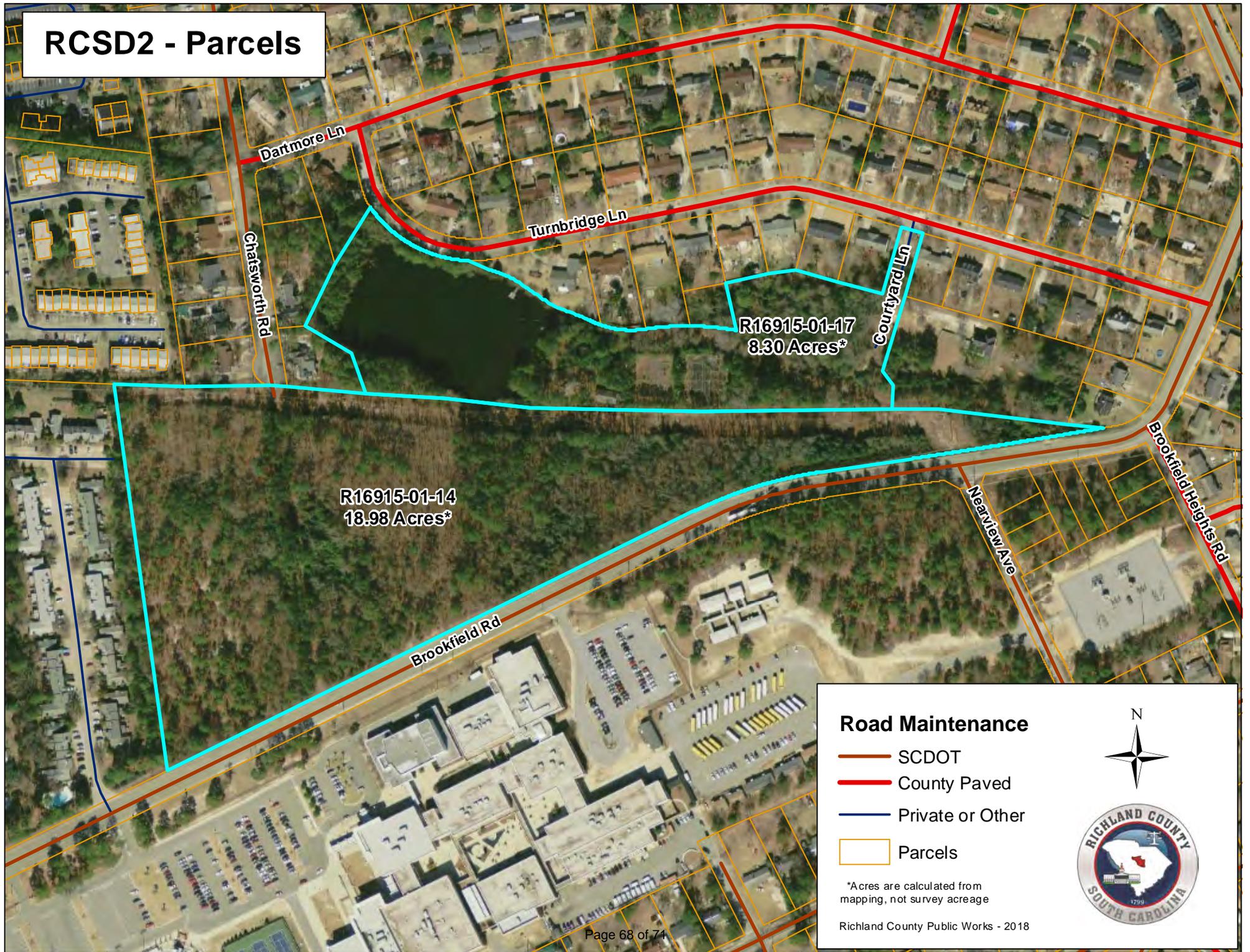
Alternatives

1. Richland County accepts the donation of the thirty acres of land from Richland School District Two; or
2. Richland County rejects the donation of the thirty acres of land from Richland School District Two, but continues with its plan to develop the pedestrian connector on the land.

Staff Recommendation

The intent of staff is to institute County Council's directive. Staff does not have a recommendation with regards to this matter. Should County Council consider the acquisition of this land, staff recommends that an Environmental Phase I study be performed as part of the County's due diligence.

RCSD2 - Parcels



R16915-01-14
18.98 Acres*

R16915-01-17
8.30 Acres*



TO: Chair of Richland County Council

FROM: John Andoh, Executive Director/CEO

CC: N/A

DATE: September 28, 2018

SUBJECT: Proposal for Columbia Place Mall Connection Protection Zone

Purpose: Provide a brief background on the need for a transfer facility within the Columbia Place Mall (CPM) property, which is now owned by Richland County

Background: The Central Midlands Regional Transit Authority (CMRTA), hereafter The COMET, operates several routes within the vicinity of CPM:

- **The 501:** mainline trunk route operating service between Downtown Columbia and CPM via Two Notch Rd;
- **Route 53X:** express route operating between Downtown Columbia and the Killian Rd Walmart via SC-277 and I-77 with an intermediate stop at CPM;
- **Route 55:** local route operating between Columbia Place Mall and The Village at Sandhill via Two Notch Rd;
- **Route 75:** local route operating between the Forest Drive Walmart and Midlands Technical College Northeast via Percival Rd, Decker Blvd, and Parklane Rd. This route is scheduled to begin serving CPM in Spring 2019.

Three routes (The 501, Route 53X, and Route 55) directly serve CPM. For the month of July of 2018, these routes generated a total of 27,336 boardings, the equivalent to 12.1% of all boardings for The COMET.

The COMET has for many years served the Columbia Place Mall, using a substandard and ADA non-compliant stop that is heavily used as the agency has not had a means to improve the stop in the past. Since 2014 the The COMET has attempted to outfit several of the bus stops within the mall property with shelters and other related amenities. Unfortunately, these efforts have proven unsuccessful. Before now, neither the City of Columbia, Richland County, nor the South Carolina Department of Transportation owned any right-of-way within the mall property or an adjacent parcel. As such, The COMET has been compelled to negotiate easement agreements with private property owners. To date, none of the property owners approached have agreed to grant the CMRTA permission for the construction and operation of a transit amenity.

For this reason, the Northeast Connection Protection Zone (CPZ) lacks the amenities common to other transit corridors in our system. A CPZ usually consist of a facility providing places to sit, protection from sun, and curb space with a boarding and alighting area that complies with the Americans with Disabilities Act. Image 1 illustrates the Forest Drive Connection Protection Zone, a facility outfitted with sidewalks, curb cut (not pictured) a 16' and 30' shelter, and three benches.



Image 1. Forest Drive Connection Protection Zone



Image 2. Northeast Protection Connection Zone

Image 2 illustrates the Northeast CPZ. The unwillingness of property owners to grant easements has prevented this corridor from receiving the transit and pedestrian improvements warranted to make the location more accessible. Absent a facility for transit operations within CPM, The COMET is forced to operate on the outskirts. As a result, transit operations are dispersed along two unpaved curbs with the bare minimum of amenities. In its current condition, the Northeast CPZ is not merely unattractive for both pedestrians and transit passengers, it is completely inaccessible for individuals with limited mobility.

As part of the Richland Renaissance Plan, Richland County acquired a section of Columbia Place Mall. As a result, The COMET now has an opportunity to negotiate an agreement with a public entity that could allow for the construction of a unified transfer facility inside of the CPM property. Based on preliminary conversations with county officials, the CMRTA is proposing the construction of a transfer facility on the vicinity of Parking Island Five (old Dillar's department store). Image 3 illustrates a quick sketch of the proposed facility. At minimum, this facility would contain four to six bus bays on a sawtooth configuration and space for shelters, benches, and other amenities.



Image 3. Draft sketch of the proposed Northeast Connection Protection Zone. Sketch was made for illustration purposes only, it is not a final design.

The COMET recognizes the parking lot of the CPM was not constructed for use with heavy duty transit buses. Indeed, this reason was often cited for not wanting the bus to enter the property. The COMET is prepared to assist Richland County with upgrading a path for buses to use with higher grade asphalt. The COMET also understands this agency would be responsible for the construction and maintenance of the facility. This agency requires only the appropriate easement documents from Richland County.

We have been advised by County staff that this connection protection zone should be an example of intergovernmental cooperation and a “jewel” of our system. We appreciate you working with us to make this project happen.