

January 18, 2018  
Charleston, SC

A meeting of Charleston County Council's Finance Committee was held on January 18, 2018, in the Beverly T. Craven Council Chambers, Second Floor of the Lonnie Hamilton, III Public Services Building, located at 4045 Bridge View Drive, North Charleston, South Carolina.

The following committee members were present: A. Victor Rawl, Chairman, who presided, Anna B. Johnson, Brantley Moody, Teddie Pryor, Joe Qualey, Herb Sass, Dickie Schweers, and J. Elliott Summey. Mr. Darby was absent.

County Administrator Jennifer Miller and County Attorney Joe Dawson were also present.

The Chairman stated the first item was the Consent Agenda. Mr. Summey moved for approval of the Department Head recommendation for each item on the Consent Agenda. The motion was seconded by Mr. Moody.

Mr. Schweers asked why eminent domain was necessary for the property in question for Item C, US 17 at Savage Road Intersection Improvements. Transportation Development Director Steve Thigpen stated that the property in question is the Circle K gas station and convenience store at that intersection and a small strip of land is needed to accomplish this project. The property had been appraised and staff worked to negotiate with the property owner, but the seller wanted three times the appraised value so the negotiations were unsuccessful.

Mr. Moody stated that he was familiar with this property and while he does not support the use of eminent domain lightly, taking the strip of land would not affect their parking or otherwise impact the operation of the business.

The Chairman called for a vote on the Consent Agenda, which passed unanimously.

Consent Agenda items are as follows:

Item A)

County Administrator Jennifer Miller and Procurement Director Barrett Tolbert provided a report regarding the need to award a contract for TST Hollings Road and Sonny Boy Lane Road Paving Project.

It was stated that the Charleston County Transportation Development Department's Hollings Road (James Island) and Sonny Boy Lane (Johns Island) - Road Paving project shall include traffic control, milling, surface preparation, road paving, asphalt resurfacing, speed hump installation, striping and associated appurtenances. The approximate total project length is one point three (1.3) miles.

It was shown that bids were received in accordance with the terms and conditions of Invitation for Bid No. 5228-18C. The mandatory Small Business Enterprise (SBE) requirement for this solicitation is 12.2% and the Disadvantaged Business Enterprise (DBE) goal is 25%.

**TST Hollings  
Road and  
Sonny Boy  
Lane Road  
Paving  
Project**

Bidder	Total Bid Price	SBE Percentage	DBE Percentage
<b>Eadie's Diva D Enterprises, LLC</b> Ridgeville, South Carolina 29472 Principal: Dawn Eadie	<b>\$347,004.00</b>	<b>100%</b>	<b>100%</b>
*Banks Construction Company North Charleston, South Carolina 29418 Principal: Jafar Moghadam	\$360,605.50	5.0%	5.74%
Truluck Construction, Inc. Charleston, South Carolina 29407 Principal: Charles E. Truluck, Jr.	\$389,087.50	14.0%	10.02%
*Coastal Asphalt, LLC Conway, South Carolina 29527 Principal: Sherry Winburn	\$457,826.05	1.0%	100%
Landscape Pavers, LLC Charleston, South Carolina 29417 Principal: Joyce Schirmer	\$524,444.00	100%	100%

\*non responsive due to not meeting SBE mandatory goal

Department Head recommended that Council authorize award of contract for the TST Hollings Road (James Island) and Sonny Boy Lane (Johns Island) - Road Paving project to Eadie's Diva D Enterprises, LLC, the lowest responsive and responsible bidder, in the amount of \$347,004.00 with the understanding that funds are available in the Transportation Sales Tax fund.

Item B)

County Administrator Jennifer Miller and Procurement Director Barrett Tolbert provided a report regarding the need to award a contract for the Charleston County Transportation Committee (CTC) Remount Road Right Turn Lane Extension at Rivers Avenue. It was stated that the Remount Road Right Turn Lane Extension project involves the extension of the existing westbound right turn lane onto Rivers Avenue with an additional 120' of storage and 67' taper. The construction work involves earthwork, asphalt milling and paving, concrete curb and gutter, concrete island reconstruction, concrete sidewalk, drainage piping and drainage inlets, pavement marking, traffic control, signage, and erosion control.

Sealed bids were received in accordance with the terms and conditions of Invitation for Bid No. 5229-18R. State "C" Fund regulations do not allow Small Business Enterprise (SBE) or local preference goals.

Bidder	Total Bid Price	DBE Percentage
<b>Truluck Construction, Inc.</b> Charleston, South Carolina 29407 Principal: Charles E. Truluck Jr.	<b>\$138,936.00</b>	<b>8.7%</b>

**Remount  
Road Right  
Turn Lane  
Extension at  
Rivers  
Avenue**

AOS Specialty Contractors, Inc. Lexington, South Carolina 29073 Principal: Dianne Rushing	\$213,152.00	100%
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Department Head recommended that Council authorize award of bid for the CTC Remount Road Right Turn Lane Extension at Rivers Avenue to Truluck Construction, Inc., the lowest responsive and responsible bidder, in the amount of \$138,936 with the understanding that funds are available in the State "C" Fund for road improvements.

Item C)

County Administrator Jennifer Miller and Transportation Development Director Steve Thigpen provided a report regarding a request for approval to exercise eminent domain for US17 at Savage Road Intersection Improvements Project. It was stated that the US17 at Savage Road Intersection Improvement Project was requested by the City of Charleston to improve congestion and safety at the intersection. Although the project design process focused on avoiding the need to obtain right-of-way, new right-of-way is required from three parcels to construct the necessary improvements.

**US 17 at  
Savage Road  
Intersection  
Improvement  
Project  
Eminent  
Domain**

Staff remains extremely sensitive to the rights of the property owners affected by this project, and directed the right of way consultants to exercise all due care when negotiating with the owners. Right-of-Way has been acquired from two of the three parcels through dedication and/or compensation for the proposed improvements.

In order to move forward with the construction of the US17 at Savage Road Intersection Improvement project, staff requests that Council approve the use of eminent domain to acquire right-of-way from of the last remaining parcel (TMS 310-06-00-001), as we have been unable to secure a fair and reasonable agreement from the property owner.

The resolution is as follows:

**A Resolution  
Authorizing the Exercise of Eminent Domain to Acquire Title to or Interests in  
Real Property for the Purpose of Constructing the  
US 17 at Savage Road intersection Project**

**Section I. Findings**

**The County Council of Charleston County, in meeting duly assembled, hereby finds as follows:**

**Whereas**, as a project being undertaken as part of its Transportation Sales Tax Program, Charleston County intends to construct certain improvements to the US 17 at Savage Road intersection in the Charleston County, SC (the "Project"); and

**Whereas**, the plans for the improvements are shown on the technical drawings entitled ""Savage Road (S-1168) at US 17 Improvements Phase I" (the "Plans"); and

**Whereas**, the Plans depict, *inter alia*, the existing roadway, the proposed drainage and roadway improvements, and the privately-owned portion of a property that the County seeks to acquire a right-of-way to complete the Project; and

**Whereas**, said Plans are subject to refinement and revision as additional design efforts and investigations are undertaken regarding the Project's components, including but not limited to drainage structures; and

**Whereas**, the acquisition of a right-of-way on the privately-owned property will be accomplished in accordance with the eminent domain laws of the State of South Carolina; and

**Whereas**, it is in the best interests of the citizens of Charleston County to acquire title to or an easement interest in the privately-owned property in order to complete the Project; and

**Whereas**, public purposes, health, welfare, and safety, including, but not limited to, the facilitation of commerce and the convenience of the traveling public will be served by acquiring the properties and completing the Project; and

**Whereas**, the property acquired will be for a public use, including but not limited to, the improvement of a publicly-owned thoroughfare in Charleston County.

**Section II. Actions Authorized**

As a result of the findings set forth above, and by virtue of the powers granted to the County under the constitution and statutes of the State of South Carolina, the Charleston County Council hereby authorizes and directs the following:

Charleston County Council hereby authorizes the exercise of eminent domain to acquire a right-of-way interest in the privately-owned property as shown on the above-described Plans, as the same may be refined or revised from time to time, for the Project. Council expressly authorizes the acquisition of the parcels identified on the above-described Plans, in whole or in part, as the needs of the Project so require.

Adopted this 23<sup>rd</sup> day of January, 2018

CHARLESTON COUNTY COUNCIL  
A. Victor Rawl, Chairman

Attest:  
Kristen L. Salisbury  
Clerk of Council

Department Head recommended that Council adopt a resolution which authorizes the use of eminent domain to acquire right-of-way from parcel TMS#310-06-00-001 for the US 17 at Savage Road Intersection Improvement Project.

The previous item was the last item on the Consent Agenda.

County Administrator Jennifer Miller and Procurement Director Barrett Tolbert provided a report regarding award of contract for the engineering design and permitting for Glenn McConnell Parkway road widening. It was stated that the Charleston County Transportation Development Department requested qualifications from all interested consulting firms, licensed in the State of South Carolina, experienced in providing engineering services necessary for all items associated with developing plans and specifications for the widening of Glenn McConnell Parkway from Magwood Drive to Bees Ferry Road. The services may include, but are not limited to, survey, noise impact analysis, participation in stakeholder and public meetings, utility coordination, preparation of preliminary and construction plans, and other related duties as necessary.

It was shown that qualifications were received in accordance with the terms and conditions of the Request for Qualifications (RFQ) No. 5212-18C for Engineering Design & Permitting for Glenn McConnell Parkway Road Widening.

**Glenn  
McConnell  
Parkway  
Road  
Widening  
Engineering  
Design &  
Permitting**

The following firms submitted in accordance with the terms and conditions of RFQ No. 5212-18C:

- AECOM Technical Services, Inc. (AECOM)
- Davis & Floyd, Inc.
- Infrastructure Consulting & Engineering, PLLC
- Michael Baker International, Inc.
- Parrish & Partners, LLC
- STV, Inc.
- TranSystems Corporation
- Vaugh and Melton

The evaluation committee has reviewed the submitted qualifications for compliance with the RFQ requirements and determined the following firm to be the most qualified in meeting the County's needs and recommends awarding a contract to Davis & Floyd, Inc.

The evaluation committee members were made up of the following entities:  
Charleston County Transportation Development  
City of North Charleston Public Works  
City of Charleston Transportation  
South Carolina Department of Transportation (SCDOT)

Department Head recommended that Council authorize award of contract for the Engineering Design & Permitting for Glenn McConnell Parkway Road Widening, to the most qualified offeror, Davis & Floyd, Inc., and allow staff to negotiate and enter into a contract with the understanding that funds are available in the Transportation Sales Tax.

Mr. Summey moved for approval of the Department Head recommendation, seconded by Mr. Moody, and carried unanimously.

There being no further business to come before the Body, the Chairman declared the meeting to be adjourned.

Kristen L. Salisbury  
Clerk of Council