



Town of James Island, Special Town Council Meeting
November 5, 2020; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

VIRTUAL MEETING, SEE DETAILS BELOW

Notice of this meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

The Town invites the public to provide comments prior to its Town Council meeting. For residents wishing to address Council virtually, you will be limited to three (3) minutes and must sign in to speak prior to the meeting by noon on Thursday, November 5 by emailing your name and contact information to info@jamesislandsc.us. You may also send in your comments ahead of the meeting by emailing to info@jamesislandsc.us, or mail to P.O. Box 12240, Charleston, SC 29422 or placed inside the drop box outside of Town Hall at 1122 Dills Bluff Rd.

1. Public Comment

2. Requests for Approval:

HVAC Options for JIACC

3. Executive Session: The Town Council will/may enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina. Upon returning to Open Session, Council may act on matters discussed in Executive Session.

4. Adjournment

This Town Council meeting will be live-streamed on the Town's YouTube channel, link found at:
<http://www.iamesislandsc.us/videos-and-meeting-archive>

When: Nov 5, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Special Town Council Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88340434740?pwd=YXlqaTVVcmk2Y1l3NGEzV3MwREJrZz09>

Passcode: 664991

Or iPhone one-tap :

US: +13017158592,,88340434740#,,,,,0#,,664991# or +13126266799,,88340434740#,,,,,0#,,664991#

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US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 883 4043 4740

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International numbers available: <https://us02web.zoom.us/j/88340434740>



Town of James Island

Memo

To: Mayor and Town Council
From: Ashley Kellahan, TA
Date: November 3, 2020
Re: JIACC – HVAC Options

- At the Town Council meeting in October, it was requested to have the ductwork inspected and evaluate additional costs to place the HVAC unit on the roof.
- Fortunately, the ductwork was inspected and its in good shape. Lockridge builders does not anticipate any of it needing replaced. The air intake is dusty, and the first 3 feet can be cleaned as part of the new install. Since dust is present in all the supply vents, we should have a company clean all of the ductwork.
- While inspecting the ceiling joists to determine structural costs to place the new unit on the roof, there were some obvious safety hazards that were discovered and need to be fixed and brought up to code. This includes putting a new beam at the end of a joist. Total cost is \$12,000.
- To bring the roof up to code to hold the weight of the new 25T unit, the new beam that needs to be done regardless would cover most of this structural upgrade. There are some additional interior bathroom walls that would need to be connected to the joists, so the total cost is approximately \$3k more, a total of \$15,000.
- Here is a breakdown of the three options with these costs:
 - Option 1 = 25T Roof Mounted System = 108K
 - Option 2 = 25T Ground Mounted System = 103K
 - Option 3 = 20T Split Unit = 83K
- The General Contractor, design team, and staff recommends moving forward with Option 1.

Town of James Island
Project Budget Analysis: Arts and Cultural Center
for management by Town of James Island **Level Zero Option - Just Finishes & HVAC**
AK UPDATES Nov 2020

		04/20/20	Reduced budget	Updated 10/29/20
<i>Soft Costs</i>	<i>Percentage</i>	<i>Cost</i>	<i>Cost</i>	<i>Cost</i>
Permits / Inspections / Testing	1.0%	\$1,210	\$1,210	\$1,210
IT/AV		\$27,600	\$27,600	\$27,600
FF&E		\$20,000	\$20,000	\$40,764
Utility Provider Costs	LS est	\$5,000	\$5,000	\$5,000
Site Survey / Tree work		\$10,000	\$10,000	\$0
Hazardous Materials Survey / Abatement	LS est	\$5,000	\$5,000	\$1,300
Professional Services (Remaining 20/21)	10.0%	\$12,800	\$12,800	\$12,800
HVAC design fees		\$0	\$0	\$8,300
Exhibits		\$0	\$0	\$0
Soft Cost Subtotal		\$80,910	\$81,610	\$96,974
Soft Cost Contingency	10.0%	\$8,091	\$8,161	\$9,697
Soft Cost Total		\$89,001	\$89,771	\$106,671
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demolition of misc elements and flooring		\$35,000	\$35,000	
interior painting and flooring replacement		\$79,000	\$50,000	
gallery walls, reception desk, laptop bar, casework, storage		\$63,000	\$25,000	
Low bid		\$177,000	\$110,000	\$74,800
HVAC/Structural Work		\$0	\$0	\$108,000
Hard Cost Subtotal		\$177,000	\$110,000	\$182,800
Owner's Contingency	10.0%	\$11,000	\$11,000	\$18,280
Hard Costs Total		\$188,000	\$121,000	\$201,080
 Project Total		 \$277,001	 \$210,771	 \$307,751

20/21 BUDGET	\$	232,068
Hometown Grant	\$	25,000
Difference	\$	(50,683)

Recommendation - While we are projecting to be \$50k overbudget for FY 20/21, that does include \$28k of contingencies which hopefully will not need to be spent. Any overages I would recommend taking from our Hospitality Tax Fund Balance which currently stands at approximately \$1.5 million. AK