



JASPER COUNTY COUNCIL
SPECIAL CALLED WORKSHOP
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Monday, April 28, 2025
Minutes

Officials Present: Chairman John Kemp, Councilman Chris VanGeison and Councilman Joe Arzillo
Absent: Vice Chairman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, David Tedder, County Attorney, Kimberly Burgess, Chief Russell Wells, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Workshop by Chairman Kemp.

The Clerk's Report of Compliance with the Freedom of Information Act was read as follows: In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.

The Pledge to the Flag was given and the Invocation was given by Councilman VanGeison. Chairman Kemp turned the meeting over to Mr. Fulghum.

Workshop on the Capital Improvement and Investment Plan:

Mr. Fulghum noted that they were there to discuss the Capital Improvement and Investment Plan. He mentioned that this was an effort that the County started in 2022. He noted it came on the heels of them realizing that they manage internally a lot of the facility improvements and construction projects that they had in front of them. He said prior to solicit setting and selecting a firm to be their construction manner manager that county staff handled the projects. They went through project management for each project with each division director or department head applicable to the project. He noted that since things were more complex with the grant proposal paperwork, restrictions and requirements it was so much more stringent than in the past. He noted that currently that the construction world was so much different, and they had been encountering a lot of change orders. They researched and reviewed the different types of deliveries for facility projects and landed on construction management at risk. He said they solicited proposals and ended up hiring M. B. Kahn, who currently serves as the County's Construction Manager.

Mr. Fulghum introduced Chris Hance of M.B. Kahn who was present. He noted that Mr. Hance worked with the county staff developing the projects and priorities along with Jim Iwanicki who serves as the County's Engineer and Director of Engineering Services Department. Mr. Fulghum noted that he would like Council to hear from Chris for A review of the county successes to date and then look at the most immediate needs that the county has. He noted that this would give them priority guidance from the council and that then they would talk about financing and how they had finance projects to date. He also noted they would discuss what type of financing was available for the

different projects going forward and whether they need to work with a consolidated effort to do a borrowing plan to do more projects at one time. Chris reviewed his presentation on the capital improvements and investment plan update for fiscal year 2025 he covered an introduction, plan development, project summary of every project evaluated and budgeted for the current fiscal year. Project details and photos of each of the following projects were provided:

- Farmers Produce Market
- Ridgeland Claude Dean Airport
- 112 Weathersby Drive
- Jasper County Courthouse
- Pratt Memorial Library
- New Fire Rescue Station #31
- Detention Center - Miscellaneous Renovations
- Sheriff's Office
- Emergency Services
- Clementa C. Pinckney Building
- 252 Russell St.
- Ridgeland Graded School
- Department of Social Services
- Board of Election Supervisors
- Detention Center - Additions / Renovations
- Ridgeland Claude Dean Airport/FBO
- Jasper Animal Rescue Mission

Chris also provided final reminders and recommendations to the council. Council discussed these projects, and the provided listing of potential county priorities for the council to consider. The different types of financing that were available for the different projects going forward were discussed as well as the consideration for a consolidated effort to do a borrowing plan to do multiple projects at one time. Mr. Fulghum discussed the budget and the Capital Budget for the County. A copy of the presentation is attached as Attachment "A".

Motion to adjourn: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

For more information on this topic or workshop please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA.

Respectfully submitted:



Wanda H. Giles, Clerk to Council



John A. Kemp, Chairman



Capital Improvements and Investment Plan UPDATE, FY 2025

Jasper County, SC
January 28, 2025

Team Members



Jasper
County
South Carolina



Craig Floyd,
Project Executive



Margaret Rush,
Business Development



Shane Stevens,
Director of Preconstruction



Chris Hance, PE
Preconstruction Manager

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Introduction

Plan Development

Project Summary

Project Detail and Photos

Conclusion

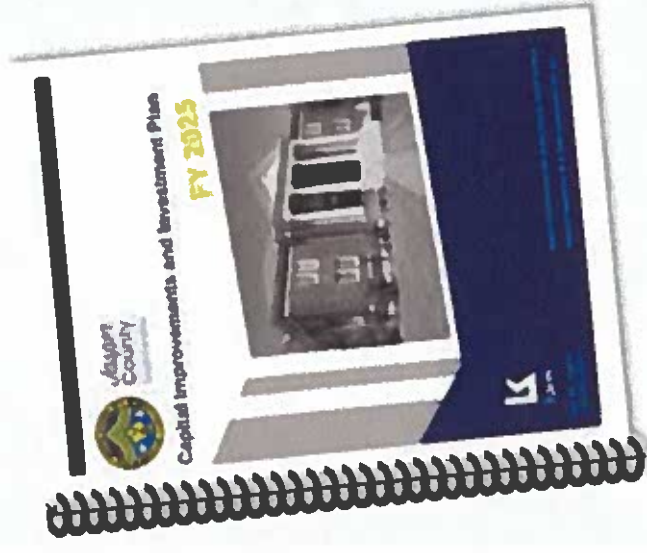
Questions

Introduction



Capital Improvement and Investment Plan Goal

- Outline the projected infrastructure improvement needs of Jasper County
 - *Long-term investments into facilities*
 - *Non-routine*
- Assist in the planning and budgeting process



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Plan Development



- Meetings and interviews
- Tours of the facilities
- Budget evaluations (project vs. construction cost)



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Approved Project Summary



**A one page summary of
every project undertaken
following the original
Capital Plan.**

PROJECT	PROPOSED SCOPE	BUDGET
COMPLETED PROJECTS		
FARMER'S PRODUCE MARKET	Renovations included kitchen, kitchen and side upgrades. Project was completed February 2016 with cost savings realized in the County.	\$800,000
BRIDGE/CLAUDE DEAN AIRPORT APRON EXPANSION	Project included expansion of the existing runway apron to accommodate airport growth. Project was completed September 2023 with savings realized in the County.	\$1,000,000
112 WEATHERSBY DRIVE - Temporary Laundry (L&P)	Masterplan renovation and parking to 14th area for a temporary laundry.	\$200,210
JASPER COUNTY COURTHOUSE RENOVATIONS	Interior renovation including the replacement, floor, hardware upgrades and other miscellaneous finish upgrades.	\$750,000
APPROVED-IN-PROGRESS PROJECTS		
PRATT MEMORIAL LIBRARY RENOVATION	Complete structural, kitchen, and systems upgrades. Construction began Winter 2024 and is ongoing. Completion scheduled for Winter 2025.	\$4,750,000
NEW FIRE-RESCUE STATION 31 (CROSSWATER/WHITIE)	Design has begun for the new 4-bay fire station with sleeping quarters to accommodate 10, to serve the Crosswater region. Site acquisition is ongoing.	\$7,850,000

Project Summary



A summary of every project evaluated and budgeted for the current fiscal year.

PROJECT	PROPOSED SCOPE	BUDGET
PROPOSED PROJECTS		
1	JASPER COUNTY DETENTION CENTER- Miscellaneous Renovations Renovations to the existing facility (approx. 13,000sf) with site upgrades	\$7M
2	JASPER COUNTY SHERIFF'S OFFICE New Sheriff's office (approx. 24,500sf) with site improvements	\$11M
3	EMERGENCY SERVICES BUILDING General renovations to the existing building (approx. 16,000sf) with site upgrades	\$3M
4	CLEMENTA C. PUNCHNEY GOVERNMENT BUILDING Renovations to the existing facility (approx. 19,000sf) with site upgrades	\$4.2M
5	702 RUSSELL ST. FORMER LAW OFFICE IN RIDGELAND Property purchased by the county in 2025. Renovations to include kitchen and re- placement of a gas HVAC unit	\$300k
6	112 WEATHERSBY CIR-Additional Renovations Former County Courthouse building in Ridgeland. Currently serving as the temporary library while future renovation needs to be determined based on future funding	\$150K
7	RIDGELAND GRADED SCHOOL BUILDING Addition for offices (approx. 7,000sf) and adaptive re-use of the existing space (approx. 11,700sf) with site upgrades	\$2M
8	DEPARTMENT OF SOCIAL SERVICES Major renovations to the existing facility (approx. 12,000sf) with site upgrades	\$2.4M
9	OFFICE FOR BOARD OF ELECTION SUPERVISORS Renovations to the existing facility (approx. 10,000sf) with site upgrades	\$2.4M

Project Summary



A summary of every project evaluated and budgeted for the current fiscal year.

PROJECT	PROPOSED SCOPE	BUDGET
PROPOSED PROJECTS (CONT.)		
10 JASPER COUNTY DETENTION CENTER- Additions and Renovations	Additions including housing space, landscaping, equipment truck, etc. Jasper County Sheriff's Office is currently in the process of evaluating the site and the cost of the project is still to be determined.	\$320 - \$340
11 NEW CONSOLIDATED REGIONAL DETENTION CENTER	New consolidated detention center to serve multiple counties. Site location, feasibility, and cost are still to be determined.	180 - 190
12 RIDGELAND-CLAUDE OCEAN AIRPORT TERMINAL/FBO	New terminal building (approx. 7,000 sq ft) and maintenance storage (approx. 10,000 sq ft).	\$7.5M - \$9M
13 JASPER ANIMAL RESCUE MISSION	Construction of a new facility on the existing site of JAMR. This project is currently in the process of being evaluated and the cost is still to be determined.	\$11M - \$12M

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Farmers Produce Market



APPROVED WORK AUTHORIZATION:

\$900,000

Work authorization included the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency



M. B. Kahn Construction Co., Inc.



Farmers Produce Market





Ridgeland-Claude Dean Airport



APPROVED WORK AUTHORIZATION:

\$3,000,000

Work authorization included the following:

- *Construction Costs*
- *Site Development*
- *Design Fees*
- *Inspection & Permit Fees*



M. B. Kahn Construction Co., Inc.

Ridgeland-Claude Dean Airport



112 Weathersby Drive



APPROVED WORK AUTHORIZATION:

\$205,210

Work authorization included the following:

- Construction Costs
- Contingency
- Inspection & Permit Fees



M. B. Kahn Construction Co., Inc.



112 Weathersby Drive





Jasper County Courthouse



APPROVED WORK AUTHORIZATION:

\$750,000

Budget includes the following:

- Construction Costs
- Inspection & Permit Fees
- Contingency



M. B. Kahn Construction Co., Inc.



Jasper County Courthouse



Pratt Memorial Library



APPROVED WORK AUTHORIZATION:

\$4,750,000

Work authorization included the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency



M. B. Kahn Construction Co., Inc.



Pratt Memorial Library



New Fire-Rescue Station 31



APPROVED WORK AUTHORIZATION:

\$7,830,000

New fire-rescue station 31 with site development

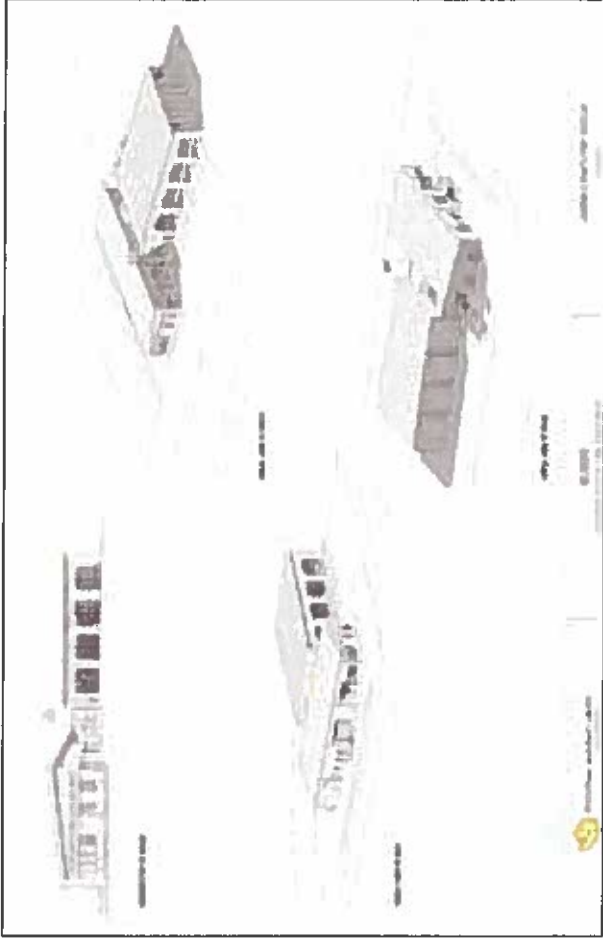
Work authorization includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency





New Fire-Rescue Station 31





Detention Center- Miscellaneous Renovations



TOTAL BUDGET:

\$7M — \$8M

Budget includes the following:

- | | |
|----------------------------|-----------------------------------|
| • Construction Costs | • Furnishings Allowance |
| • Site Development | • Technology Allowance |
| • Design Fees | • Contingency |
| • Inspection & Permit Fees | • Assumes design start early 2025 |



Sheriff's Office



TOTAL BUDGET:

\$18M — \$20M

New sheriff's office (approx. 24,500sf) with site procurement/development

Budget includes the following:

- Construction Costs
- Site Development
- Land Purchase (5 acres)
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2025



Emergency Services



TOTAL BUDGET:

\$1M — \$2M

Exterior renovations to the existing building (approx. 16,000sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Contingency
- Assumes design start early 2026



Clementa C. Pinckney



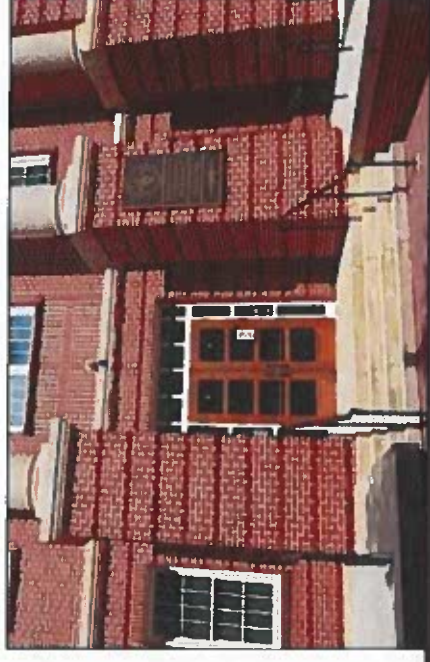
TOTAL BUDGET:

\$4.2M — \$5.2M

Renovations to the existing facility (approx. 19,200sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Contingency
- Assumes design start early 2025



M. B. Kahn Construction Co., Inc.

252 Russell Street



TOTAL BUDGET:

\$300k — \$500k

Minor renovations and repairs to the existing 5,000 sf structure

Budget includes the following:

- | | |
|----------------------------|------------------------|
| • Construction Costs | • Technology Allowance |
| • Design Fees | • Contingency |
| • Inspection & Permit Fees | • Assumes design start |
| • Furnishings Allowance | early 2025 |



Ridgeland Graded School



TOTAL BUDGET:

\$8M — \$9M

Addition for offices (approx. 2,300sf) and adaptive re-use of the existing space (approx. 11,700sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Contingency
- Assumes design start early 2026





Department of Social Services



TOTAL BUDGET:

\$2.4M — \$3.5M

Major renovations to the existing facility (approx. 12,200sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Contingency
- Assumes design start late 2026



Board of Election Supervisors



TOTAL BUDGET:

\$2.4M — \$3.5M

Renovations to the existing facility (approx. 10,000sf) with site upgrades

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2026





Detention Center- Additions/Renovations



TOTAL BUDGET:

\$32M — \$34M

Additions including housing space, intake/booking, magistrate court, etc. (approx. 37,300sf) and renovations to the existing facility (approx. 33,500sf) with site upgrades

Budget includes the following:

- | | |
|----------------------------|-----------------------------------|
| • Construction Costs | • Furnishings Allowance |
| • Site Development | • Technology Allowance |
| • Design Fees | • Contingency |
| • Inspection & Permit Fees | • Assumes design start early 2025 |



Ridgeland-Claude Dean Airport/FBO



TOTAL BUDGET:

\$7.5M — \$9M

New terminal building (approx. 7,850sf) and storage hangar (approx. 1,650sf) with site development

Budget includes the following:

- | | |
|----------------------------|-----------------------------------|
| • Construction Costs | • Furnishings Allowance |
| • Site Development | • Technology Allowance |
| • Design Fees | • Contingency |
| • Inspection & Permit Fees | • Assumes design start early 2025 |





Jasper Animal Rescue Mission



TOTAL BUDGET:

\$11M — \$12M

Budget includes the following:

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2025



Jasper Animal Rescue Mission



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Final Reminders and Recommendations

- Major capital needs are listed in this report
- Annual or regular updates
- Open communication with the Public

Thank you for the opportunity and we look forward working with you on these exciting projects!

Where to begin?



Potential County Priorities

1. Jasper County Detention Center
2. New Sheriff's Department
3. Emergency Services Building
4. Clementa C. Pinckney Government Building



Questions?

M. B. Kahn like to extend special appreciation for the opportunity and the input from the following:

JASPER COUNTY COUNCIL

John Kemp,	Chairperson
William Rowell,	Vice Chairperson
L. Martin Sauls, IV,	Council Member
Chris VanGeison,	Council Member
Joseph Arzillo,	Council Member
Wanda Simmons,	Clerk to County Council

JASPER COUNTY STAFF

Andrew Fulghum,	County Administrator
Donald Hipp,	Director, Detention Center
Kimberly Burgess,	Director, Administrative Services Division
Danny Lucas,	Director, Development Services Division
James Iwanicki,	Director, Engineering Services Division
Russell Wells,	Director, Emergency Services Division/ Fire Chief
Tisha Williams,	Administrative Assistant, Administrator's Office