

VIRGINIA:

A special meeting of the Lancaster County Board of Supervisors was held in the Administrative Building Board/Commission Meeting Room of said county on Tuesday, August 1, 2017.

- Members Present: William R. Lee, Chair
Ernest W. Palin, Jr., Vice Chair
F. W. Jenkins, Jr., Board Member
Jason D. Bellows, Board Member
B. Wally Beauchamp, Board Member
- Staff Present: Frank A. Pleva, County Administrator
Don G. Gill, Planning and Land Use Director
Terrance McGregor, Chief of Emergency Services
Crystal Whay, Building/Land Use Secretary

Mr. Lee called the meeting to order at 5:30 p.m.

Work Session on Emergency Medical Services/Emergency Operations Center Facility – Guernsey Tingle Architects

Mr. Lee stated that the architects from Guernsey Tingle were there to present the latest plan for the proposed Emergency Medical Services Building/Emergency Operations Center.

Thomas Tingle of Guernsey Tingle stated that Andrew Cronan and Amanda Running were also present to discuss the project. He stated that since the last public meeting, they have tried to bring the building down in size. He stated that there has also been a change in the site plan configuration. He stated that initially the idea was that the building could be situated in the lower left hand side of the parcel, but after looking at potential costs, it has been reconfigured to be sited towards the center of the property.

Ms. Running stated that at the last public meeting, the building was at 8500 square feet. She stated that they have taken out some of the space and tried to keep what was necessary, so that the building can be both an emergency services facility as well as an emergency operations center. She stated that the floor plan is now down to approximately 5600 square feet. She stated that the exercise room, some bunk rooms, toilet/shower room, and covered patio are among the eliminated spaces. She stated that

what remains had also been reduced in size. She stated that they had originally proposed a pre-engineered metal building, but with a smaller footprint they think a traditional stud frame building would be more economical and they can also switch to an architectural shingle roof and realize more savings. She stated that they have tried to maintain the ability to add on to the building at a later date, if necessary. She stated that they estimated approximately a \$650,000 savings from the previous design.

Mr. Cronan stated that they have also looked at the site to find some savings. He stated that the initial site was proposed to align with the VDOT Brookvale Headquarters across the road. He stated that they are proposing to pull the building to the east, which would pull it out of the woods. He stated that with this configuration, with less parking and needing less clearing and stormwater measures, results in approximately a \$200,000 savings. He stated that they are also proposing one entrance/exit as opposed to two to save on paving costs. He stated that the reduction in clearing would result in about a third of an acre instead of the original two and a half acres. He stated that instead of needing stormwater structures, they will be able to spread the stormwater out into the field. He referred to the proposed building and stated that it would be more conventional construction, but would still have the necessary strength. He referred to the cost summary and stated that the total cost with contingencies is approximately \$2,075,000.

Mr. Tingle stated that the square footage of the building has come down, but it could be expanded if needed. He stated that it would still be a fully functioning EMS/EOC Building. He stated that they are taking up more property, but it equals to more potential savings and they would not have to install expensive BMPs. He stated that they were looking for more input from the Board of Supervisors.

Mr. Lee referred to the changes and asked if the standards for strength would still be met.

Mr. Tingle replied that when it was proposed to have a bigger footprint, the pre-engineered structure made the most sense. He stated that as the building has gotten smaller, they have seen the opportunity to make it simpler with wood frame and wood trusses and can meet the desired standards.

Mr. Jenkins asked if the building would be situated closer to Connie's Florist Shop.

Mr. Tingle replied yes.

Mr. Lee stated that Don Gill, Planning and Land Use Director, had a suggestion to present to the Board.

Mr. Gill stated that besides Terry McGregor he had probably attended more public meetings than anyone where the proposed EMS/EOC Building had been discussed. He stated that there has been a tremendous negative public outcry about the building being too big and costing too much. He stated that he has been thinking about

how the size and cost of the building could be reduced to make it a viable project and make it more palatable to the public. He stated that as he was looking out of his office window one day he thought that the County did not need to go any further than across the parking lot beside the new courthouse for a better option. He stated that the Norris property is “green” and trees will need to be cut down, stumps removed and grading done there. He stated that the property across the parking lot that the County purchased in 2008 has thirty-eight acres. He stated that the soil is very good and the parcel has cleared flat land with an ample drainfield area already in place. He showed aerial slides of the parcel and stated that in looking at the overhead shot, it looks like another building was meant to be placed there.

Mr. Gill stated that his proposal would be to build the EMS Building at the north end of the parking lot. He stated that there were many other advantages to this site. He stated that the first is that there are already two VDOT approved entrances. He stated that one is on Mary Ball Road and the other on Courthouse Road. He stated that there is an ample paved parking lot and access to the Aqua Virginia water supply already in place. He stated that there is approximately 58,000 square feet of cleared, level buildable area at the north end of the existing parking lot. He stated that planning staff believes that the advantages of building the EMS Building next to the new courthouse could save close to a million dollars on site work and infrastructure costs alone versus starting from scratch at the Norris property.

Mr. Gill stated that the EMS Building could be further reduced in size because the Emergency Operations Center could be located in the Administrative Building. He stated that would eliminate the need to relocate government operations during an emergency. He stated that all of the departments would be in a central complex. He stated that the Administrative Building has been standing since the 1860’s and has withstood all of the storms, including the Hurricane of 1933, which is the storm that all others are compared to. He stated that a reduced size EMS Building on this site could be built quickly, since time is of the essence because of the Maternity Center Building’s foreclosure circumstances. He stated that, in his opinion, a reduced size EMS Building on this parcel should cost much less than one million dollars. He stated that he was a lifetime member of the Upper Lancaster Volunteer Fire Department and had served in various capacities with the department and stated that their new firehouse was over 10,000 square feet and was built in 2008 for less than \$800,000. He stated that a reduced size EMS Building that is built for well under one million dollars should appease the public.

Mr. Gill stated that another point he had not mentioned was that the site by the new courthouse already has a stormwater retention pond that has excess capacity. He stated that the exterior look of the proposed building would be a good fit with the other existing County buildings.

Mr. Gill stated that the Planning Commission had recommended taking the building out of FY 18 and moving it to FY 19 and that was passed in the Capital Improvement Budget by the Board of Supervisors. He stated that can always be reconsidered, but he thought what he had proposed was a viable option.

Mr. Bellows stated that he liked this idea as an alternative. He stated that before they move forward with anything on the Norris property, he would like to see a comprehensive plan of what the community wants and what is possible there. He referred to the proposed building and stated that cheaper is not always better in reference to the shingles. He stated that for a government building, a metal roof would probably be a better choice and better long-term investment.

Mr. Lee stated that he thought it was important to figure out whether or not having the Emergency Operations Center located in the Administration Building would be a viable option.

Mr. Jenkins stated that they should check to see how the Sheriff's Department is utilizing the basement space that used to be the old General District courtroom.

Mr. Bellows asked if the EOC was just a single room.

Mr. Tingle stated that the proposed EOC space was almost eight hundred square feet at an approximate cost of \$150,000.

Mr. Palin stated that he liked the proposed option and thought it needed to be looked at further. He stated that he agreed with Mr. Bellows about the proposed EMS Building having a metal roof instead of shingles.

Mr. Beauchamp stated that Mr. Gill had given an excellent presentation. He asked if it was possible for this proposed building to tie into the existing septic system at the courthouse.

Mr. Gill replied yes. He stated that Chief McGregor had previously said there would only be two employees on a daily basis in the building, so he thought the existing septic system would suffice.

Mr. Beauchamp stated that the new location is only two miles from the Norris property that they had been discussing and is still centrally located.

Mr. Gill stated that his plan would free up the Norris property for future plans.

Mr. Lee stated that he thought the Board should ask Mr. Tingle and his staff to look at the parcel by the new courthouse and look at both options of having the EOC either in the new building or in the existing Administration Building.

Chief McGregor stated that he did not have any direct opposition to having the EOC in a separate facility from the EMS space, especially when they would be in close proximity to each other. He stated that the space being used downstairs in the Administrative Building is being used by the Sheriff's Office. He stated that a concern would be what modifications would have to be made to any space in the Administrative

Building if the EOC was placed there. He stated that the Administrative Building does not have back-up electricity and has limited sanitary facilities for long shifts.

Mr. Pleva stated that it looked like there would be three options. He stated that the first is the Norris property location, the second is the proposed building with the EOC being on the property next to the new courthouse and the third is the proposed building without the EOC on the property by the new courthouse and the EOC being located in the Administrative Building.

Mr. Tingle stated that a benefit of the EMS building being by the other County buildings is what he calls sustainability, in that the more you can put on one site, the better. He stated that he could probably get back with some numbers in the next two to three weeks. He stated that he was unsure of what condition the space was in the downstairs of the Administrative Building.

Mr. Jenkins stated that he would like to have an assessment of how the downstairs is being used now compared to how it could be used.

Mr. Gill asked why the EOC could not be located in the Board's meeting room.

Mr. Tingle replied that it could be located there. He stated, that to Mr. Gill's point, this building has been here a long time, but emergency power and ADA access would be some things that would have to be considered. He stated that a generator with a transfer switch for the meeting room could be an option if it is deemed viable for the EOC.

Mr. Gill stated that another advantage of having the EOC in the Administrative Building is that everytime the EOC is activated in Kilmarnock, the phone lines have to be redirected. He stated that daily government functions are here at this location.

Mr. Lee stated that if Guernsey Tingle has something to present before the regular August meeting, another special meeting will be called. He thanked Mr. Tingle and his staff for their presentation. He thanked Mr. Gill for his presentation and for bringing another option to the Board's attention.

ADJOURNMENT

Mr. Beauchamp made a motion to adjourn.

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye

Jason D. Bellows Aye

B. Wally Beauchamp Aye