

**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 Thursday, November 17, 2016.

- 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  
Crystal Whay, Building/Land Use Secretary

Mr. Lee called the meeting to order at 5:00 p.m.

**Work Session on Emergency Medical Services/Emergency Operations Center-  
Including Review of the Maternity Center Assessment by Guernsey Tingle  
Architects**

Mr. Lee stated that Guernsey Tingle had performed a thorough assessment of the maternity center where the Emergency Medical Services Department is currently housed.

Chief Terry McGregor stated that he wanted to update the Board of Supervisors on the status of the radio system. He stated that the radio system is under budget and ahead of schedule. He stated that they have encountered a few minor problems, but there is a remarkable improvement in coverage and the comments from first responders has been very positive. He stated that the project should be completed by the middle of December.

Mr. Beauchamp stated that he had spent some time in the radio communications room last week and the dispatchers are very pleased with the new system.

Chief McGregor stated that he would turn the meeting over to the Guernsey Tingle team.

Thomas Tingle stated that he was joined by architects, Andrew Cronan and Amanda Running. He stated that they had done three things in their assessment. He stated

that the first was some master planning of the Norris property, the second was to work with Chief McGregor and his staff to refine what the needs are for the Emergency Medical Services and Emergency Operations Center Building and third was to look at the maternity center which is currently being used.

Andrew Cronan started the presentation by stating that the existing maternity center is situated on a two-acre parcel, has thirty-four parking spaces and the footprint of the building is approximately six thousand square feet. He stated that the building contains an elevator and some staircases. He stated that one of the things that would have to happen if the maternity center were to be used is the addition of apparatus bays to house equipment. He stated that meant more land would be needed. He stated that all of the existing pavement is light duty and would need to be replaced with heavy duty pavement. He stated that a second entrance would also be needed to allow for quick exit of emergency vehicles. He stated that there would also be improvements needed to the stormwater treatment facilities and the septic fields and there may need to be more land purchased for that as well. He stated that, from a site standpoint, there are a number of negatives with the most important being the need to purchase the property and some additional land around it.

Mr. Cronan stated that the construction at the maternity center is almost like residential construction. He stated that there would need to be significant structural strengthening required to make it a survivable building during a big storm event. He stated that it would need new windows and doors and new HVAC, plumbing and electrical systems. He stated that it would need a new generator and elevator. He stated that a complete reworking of the building would have to be done.

Mr. Cronan stated that the cost would include acquiring the property and the improvements necessary, which they estimate to be in excess of \$3 million dollars. He stated that, after the improvements, there would still be some portions of the building that are seven years old. He stated that his firm recommends a new facility on a new site. He referred to the cost summary and stated that they estimate renovation of the existing building with the other associated costs at approximately \$258 per square foot. He stated that a new facility's square footage cost is in the same range-between \$240 and \$270 per square foot.

Mr. Tingle stated that the estimated cost for the new facility is an average of similar sized buildings in other localities.

Mr. Pleva asked if the estimate for the existing maternity center included the purchase price from USDA.

Mr. Tingle replied yes and stated that it was based on a recent offer made on the property.

Mr. Tingle referred to the Norris property and stated that their thoughts are to consider situating the proposed building closest to The Levelfields property on Route 3.

He stated that it is probably the most attractive part of the site and furthest away from the Pinkardsville Road intersection. He stated that the other option would be to situate the building on the opposite corner and move down Pinkardsville Road, but then that intersection would still have to be dealt with. He stated that preliminary plans would include two-way traffic into the apparatus bay and an exit on Route 3.

Mr. Tingle stated that if the Board of Supervisors wishes to proceed, his firm will have about five acres of the Norris property surveyed and have some geotechnical work done as well. He stated that they are awaiting feedback from the Board.

Mr. Pleva asked about an approximate time line for the proposed work.

Mr. Tingle replied that he thought it would be completed by February.

Mr. Lee stated that he did not think the renovation of the maternity center was the way to go.

The consensus of the Board was not to consider the renovation of the maternity center for an EMS/EOC building.

Mr. Bellows asked if a future four-lane expansion of Route 3 should be taken into account.

Mr. Tingle stated that enough of a setback can be created to accommodate any possible lane expansions.

Mr. Gill stated that there was already a 150 foot setback on Route 3 under the Highway Corridor Overlay District.

Mr. Jenkins stated that one of the uses for the Norris property was to be for the recreational and cultural benefit of County citizens and asked if the acreage needed for a future Emergency Medical Services Building would impede that use.

Mr. Tingle replied that was why they are proposing to keep the Emergency Medical Services Building to one side of the property. He stated that another work session will be needed in the future to take inventory of what is already offered in the County and evaluate what is needed recreationally and culturally.

Mr. Lee asked if the consensus of the Board was that they are ready to move forward with the EMS/EOC building at the Norris property and the members agreed.

Mr. Pleva asked Mr. Tingle to give some background on his firm for the press and audience members.

Mr. Tingle stated that he grew up in Lancaster County, attended public school here and then went on to Virginia Tech. He stated that his firm has been based in

Williamsburg since 1983. He stated that his firm does a variety of municipal projects, including public safety projects. He stated that, at the present time, they are wrapping up fire station projects in James City County and the City of Hampton.

**Adjournment**

Motion was made by Mr. Beauchamp to adjourn the meeting to 7:00 p.m.

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye