

THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS
BUILDING MASTER PLAN WORKSHOP

The Board of Commissioners of Effingham County, Georgia, Mr. Wendall Kessler Chairman, Mr. Steve Mason, Vice Chairman, Mr. Forrest Floyd, Mrs. Vera Jones and Mr. Reginald Loper met in a workshop at 4:00 p.m. on Tuesday, December 17, 2013 in the Commissioners' Meeting Room at the Effingham County Administrative Complex.

PERSONS ATTENDING THE MEETING

Mr. Toss Allen, Interim County Administrator, Mrs. Stephanie Johnson, County Clerk, Mr. Adam Kobek, Community Relations Director, Mrs. Joanna Wright, Finance Director, Mr. Steve Liotta, County Engineer, Dr. Franklin Goldwire, Mr. Jack Garvin, Mr. Willie Wright, Ms. Lucille Tate, Mr. Levan Scott, Mrs. Norma Wallace, Ms. Lula Seabrooks, Mr. Travis Zittrouer, Ms. Cheryl Goldwire, Ms. Gigi Risby and Mr. Pat Donahue

CALL TO ORDER

Chairman Kessler called the workshop to order.

WORKSHOP

DISCUSSION ON OF THE BUILDING MASTER PLAN (01):

Community Relations Director Kobek explained the Board currently operates approximately 80 sites for the citizens of Effingham County. The collective age of the county facilities listed on the Buildings at a glance worksheet is 1,527 years old, the average age of each structure is 24.24 years old, if one does not consider the two oldest structures the average age of our facilities are just over 21.59 years old.

All County sites are maintained by the Public Maintenance department which consists of a Director, two maintenance personnel and three paid custodians. The

daily cleaning at County facilities is performed by the Prison inmate labor. There are six buildings that house the bulk of County business: Sheriff's Administration Complex and Jail, the County Prison, the Historic Courthouse, the Judicial Complex and the Administrative Complex.

In 2006 and 2007 a committee consisting of County Staff and leadership met and discussed various options for inclusion into what was intended to be a building master plan. Reports and attempts at a Building Master Plan were contemplated or discussed in 2008, 2009, and 2011. There were three predominate themes that have reoccurred during discussions with previous Staff and Board of Commissioners: the campus approach, building functionality and aesthetic improvements.

The campus approach, which allows government services to be provided from one parking lot, the aesthetic improvements which allows for consolidation of services which employ a large footprint with an unpopular appearance.

Government buildings typically exude permanence, as a service to our citizens they are typically ADA complaint, kept in good working order with somewhat up to date finishes. The third being functionality, the County occupies several buildings that serve the County well; but were neither, built nor planned for government or office use. The Annex was constructed over 50 years ago, serving as a school building. The Administrative Complex was designed and utilized as a church and exceeds 39 years of life.

As a benefit to the citizens a campus provides for one stop, one parking space access to the vast majority of county service, aesthetic improvements creates a sense of pride in government and our standing as a community and creating or

using functional facilities can save tax dollars by sharing human and technical resources and gains efficiencies in staffing and productivity.

Community Relations Director Kobek questioned for consideration by the Board: where do we need to be located? In walking distance to the courthouse? In the downtown Springfield area or somewhere in Springfield but not downtown?

The Board questioned where are the County owned properties located and what is the cost associated with constructing a complex?

Interim County Administrator Allen explained that new construction would need to be approximately 15,000 to 20,000 square feet.

Interim County Administrator Allen elaborated on cost and benefits of erecting a new building.

There was further discussion among the Board and Staff regarding location (including the Landfill, Public Works and Central sites), which offices need to be consolidated, parking and cost for construction of a new complex.

The Board directed Staff to provide a plan and a cost analysis to the Board and documentation of ownership of property located off of Pine Street. There was a consensus among the Board to construct a new facility in the current location or surrounding area.

ADJOURNMENT

Commissioner Kieffer and Mr. Eric Gotwalt came in at the end of the workshop.

The workshop adjourned at 4:50 p.m.



Wendall Kessler, Chairman



Stephanie Johnson, County Clerk