

ANDERSON COUNTY COUNCIL
ANDERSON, SOUTH CAROLINA

WORKSHOP - NOVEMBER 17, 1987 - 5:30 P.M.
Linda N. Gilstrap, Clerk

M I N U T E S

A WORKSHOP WAS CALLED FOR THE PURPOSE OF DISCUSSING, WITH BURNSTUDIO AND FLUOR DANIEL, THE CONTRACT FOR THE FACILITIES MASTER PLAN AND ARCHITECTURAL WORK OF THE COURTHOUSE PROJECT.

PRESENT

Chairman Jimmy Cox, District #1
David L. Hooper, District #2
Robert L. Wiles, District #3
Ernie Garrison, District #4
J. Mike Holden, District #5
David Watson, Administrator
Mike Mullinax, County Attorney
Jack Crowe, Purchasing Manager
Linda N. Gilstrap, Clerk

BURNSTUDIO

Robert & Norma Burns

FLUOR DANIEL

Bill Caldwell
Eddie Lewis

Mr. Cox called the workshop to order and Mr. Garrison gave the invocation. Everyone stood and pledged allegiance to the flag.

Mr. Cox asked for a presentation from Burnstudio on the Facilities Master Plan. Ms. Burns presented their scope of work which would include: site selection, building inventory and functional evaluation, establishment of standards and design and construction for judicial and county government functions, projected future space needs for next 30 years and consulting with architect in carrying out facilities master plan. Ms. Burns said that it was a South Carolina law that an architect has a public duty to be impartial. The Master Planner has a duty to see that the master plan represents the owner's interest and the County's long range interest. The contractor has a duty to carry out the architectural design the way that the owner has approved it. She said it was important to have an hierarchy of people who represent the owner's interest through different portions of the project. In all cases the public interest is the primary concern.

Mr. Mullinax explained that he was presented a recommendation from the Courthouse Commission to ask Council to immediately retain the services of Burnstudio and that the County Attorney proceed to negotiate a contract.

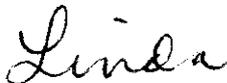
Council heard from representatives from Fluor Daniel. A representative explained that Fluor Daniel was a contractor, an architect, engineer and master planner.

They understand the cost of the total facility and know what the budgets are. They try to design, build something to a budget. A facilities planner and a separate architect are never held liable for the budget for cost of construction, contractors are. The Company can take responsibility for the project, to meet the budgets. Fluor Daniel suggested that the County have a third party architect work on their payroll to handle the checks and balances of the project, which is common practice. Mike Mullinax said that Burnstudio and Fluor Daniel will have specific services built into their contracts that each will perform in conjunction with the other in the design and construction. Both will work for County Council and are responsible to County council for seeing that the contractor, who ultimately does the construction, does it according to the plans and specifications and according to the architectural standards.

A point was made that competitive bids would be required on the project.

The meeting was adjourned and Mr. Cox explained that a decision would be made at the Council meeting at 7:00.

Respectfully submitted,



Linda N. Gilstrap, Clerk
ANDERSON COUNTY COUNCIL