



Richland Renaissance Ad Hoc Committee  
November 12, 2020 – 1:00 PM  
Zoom Meeting

|                              |                           |                               |                            |                                |
|------------------------------|---------------------------|-------------------------------|----------------------------|--------------------------------|
| Yvonne McBride<br>District 3 | Jim Manning<br>District 8 | Joyce Dickerson<br>District 2 | Dalhi Myers<br>District 10 | Chakisse Newton<br>District 11 |
|------------------------------|---------------------------|-------------------------------|----------------------------|--------------------------------|

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **ELECTION OF CHAIR**
4. **ITEMS FOR ACTION:**
  - a. **I move to direct staff, by way of the County Administrator, to continue in its development of a proposal for the beautification of the Old Antique Mall site as an expansion of the Broad River Road Corridor Façade Grant Program. This beautification effort is intended to be an intermediary improvement until such a time that the highest and best use for the site is determined via community engagement as part of the Richland Renaissance Initiative. Staff should also work in concert with Richland County Sheriff's Department and the County Magistrate's Office to provide a comprehensive proposal for Council consideration. [DICKERSON]**
  - b. **I move that Richland County build a new County Courthouse [MANNING]**
  - c. **I move that Richland County provide a minimally adequate facility for the Richland County DSS [MANNING]**
  - d. **I move that Richland County provide a suitable facility for the Emergency Call Center [MANNING]**
5. **OTHER ITEMS**
6. **ADJOURNMENT**

**RICHLAND COUNTY  
ADMINISTRATION**

2020 Hampton Street, Suite 4069  
Columbia, SC 29204  
803-576-2050



**Agenda Briefing**

|                                    |   |                                   |                   |                            |                   |
|------------------------------------|---|-----------------------------------|-------------------|----------------------------|-------------------|
| <b>Prepared by:</b>                | Daniel M. Coble   |                                   | <b>Title:</b>     | Associate Chief Magistrate |                   |
| <b>Department:</b>                 | Central Court   | <b>Division:</b>                  |                   |                            |                   |
| <b>Date Prepared:</b>              | August 27, 2020   | <b>Meeting Date:</b>              | November 12, 2020 |                            |                   |
| <b>Legal Review</b>                |   |                                   |                   | <b>Date:</b>               |                   |
| <b>Budget Review</b>               | James Hayes via email   |                                   |                   | <b>Date:</b>               | November 10, 2020 |
| <b>Finance Review</b>              | Stacey Hamm via email   |                                   |                   | <b>Date:</b>               | November 10, 2020 |
| <b>Approved for consideration:</b> | Assistant County Administrator  | John M. Thompson, Ph.D., MBA, CPM |                   |                            |                   |
| <b>Committee</b>                   | Renaissance Ad Hoc  |                                   |                   |                            |                   |
| <b>Subject:</b>                    | Relocation of Dutch Fork Magistrate’s Office and RCSD Region 4 Office |                                   |                   |                            |                   |

**CHIEF MAGISTRATE’S RECOMMENDED ACTION:**

Determine if this action is a top priority; identify funding; and move forward with relocating the Dutch Fork Magistrate’s Office and RCSD Region 4 Office to 2956 Broad River Rd. (the Old Antiques Mall building). If this issue is determined to be critical, then it is recommended that this matter be presented to County Council for approval and authorization to move forward with the solicitation of demolishing the existing building and to start the design/build process.

Request for Council Reconsideration: Yes

**FIDUCIARY:**

|   |  |     |  |    |
|---|--|-----|--|----|
| Are funds allocated in the department’s current fiscal year budget? |  | Yes |  | No |
| If no, is a budget amendment necessary?                             |  | Yes |  | No |

An estimated \$6,900,000.00 (dependent on final design and scope of work.)

**ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:**

Per the Director of the Office of Budget and Grants Management, funding has been identified for magistrate needs in the County’s current debt funding to be received; however, Council will make the final decision on what projects will receive those funds

**COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:**

**REGULATORY COMPLIANCE:**

**MOTION OF ORIGIN:**

I move to direct staff, by way of the County Administrator, to continue in its development of a proposal for the beautification of the Ole Antique Mall site as an expansion of the Broad River Road Corridor Façade Grant Program. This beautification effort is intended to be an intermediary improvement until such a time that the highest and best use for the site is determined via community engagement as part of the Richland Renaissance initiative. Staff should also work in concert with Richland County Sheriff’s Department and the County Magistrate’s Office to provide a comprehensive proposal for Council consideration.

|                |                             |
|----------------|-----------------------------|
| Council Member | Joyce Dickerson, District 2 |
| Meeting        | Regular Session             |
| Date           | September 15, 2020          |

**STRATEGIC & GENERATIVE DISCUSSION:**

Chief Administrative Judge Tomothy C. Edmond of the Magistrate Courts has requested that the existing Richland County owned Dutch Fork Magistrate’s Office and RCSD Region 4 Office, both currently located at 1019 Beatty Rd., be relocated to a Richland County owned parcel located at 2956 Broad River Rd. The Beatty Road facility was purchased in 2005 and renovated at that time. In 2006, additional land next door was purchased for additional parking. In 2014, this additional lot was paved. The Beatty Road facility had \$800,000.00 identified in needed capital improvements (new roof and repaving of existing parking lot) in the FY19-FY2027 Operational Services CPI program. Additional funds would be required to address all the needs and ADA requirements within the facility.

This magistrate office has had years of problems with plumbing and other maintenance issues. These issues include:

1. Plumbing: the sewer drain clogs practically every week. They are working on the drain lines again next week. The County should have extensive documentation (and the related expenses) of the terrible condition of the sewer drains
2. Drainage (outside) at the front of the building: at least one of the drains for run-off water (rain) at the front of the building is not functional. When it rains water does not run off but stands in front of the building until it evaporates. Standing water is an issue.
3. Many ceiling tiles throughout the office are sagging. Some of them will fall soon if not repaired or replaced
4. Courtroom security has been a problem, and the facility does not have a working panic button.
5. The wooden “bridge” from the public parking lot to the sidewalk leading to our door is unsafe. There has been at least one lawsuit with this bridge when a litigant fell and injured themselves.
6. The employee parking lot is in bad shape. There are cracks and holes in the asphalt. In some spots, the weeds growing up through the pavement cracks are waist high right now. The holes

are a liability if someone gets injured. The public parking lot is in better condition than the lot behind the building but it could use a new layer of pavement or be repaved.

7. There is limited space in general and no more additional space for storing closed case files. The kitchen and judge's personal office are currently being used for overflow storage.
8. We have no clear handicap parking space in the public parking lot, which could be a violation of the ADA.
9. There are cracks in the wall throughout the building, and the carpet is worn throughout the building.
10. There are issues with clean running water in the kitchen, which the staff uses for their lunches and breaks.
11. Both bathrooms have large holes in the concrete floor. The clean-outs were covered in concrete and holes were dug to get to them.

Because the Magistrate Court is shared by the Richland County Sheriff's Department, the Sheriff's Department has also had maintenance issues that need to be addressed. These issues include:

- 1) Security fencing is in disrepair. There is no way to secure the perimeter of this specific property. Putting gates up on the present driveways will not keep people from having access to the front of the building.
- 2) Carpeting in the building needs to be replaced.
- 3) Constant moisture issues in the vault.
- 4) Insufficient space for number of personnel assigned to the facility.
- 5) Insufficient space to meet with community leaders.
- 6) Present garage space is not suitable for operational capacity of RCSD in relation to community need.
- 7) Numerous ceiling tile cracked or broken and several light covers will not stay on.
- 8) Parking lot is a liability. It needs to be graded and leveled. There is also a very deep culvert drain that is a safety hazard due to how deep it drops from the rest of the parking lot.
- 9) Cracks in different places along the walls and door frames.
- 10) Exterior of the building needs to be pressure-washed and new professional signage is needed.

The maintenance issues are a reoccurring cost to the County, yet they only seem to be a band aid. These issues have and will likely continue cause liability issues and lawsuits. By moving into a new

building, we can resolve many of these reoccurring costs and see a tangible benefit to our court staff and litigants.

The 2956 Broad River Rd. (the Old Antiques Mall building) property was purchased in 2018 for the amount of \$750,000.00 according to the County's GIS website. This site has a dilapidated building that would be razed, and a new facility would be erected, designed specifically to meet the needs of the two departments. It is estimated that the demolition of the old building will cost approximately \$375,000 (depending on the scope of work and the amount of hazardous materials required to be removed.)

The estimated project cost to build a new Magistrate Office and Sheriff substation based on the initial estimated construction cost and designed for the Hopkins site is \$6.48 million, assuming a 13,800-14,000 square foot facility-similar to the Beatty Road Facility. This would bring the project total estimated cost to around \$ 6.893 million dollars. For budgetary numbers, it is recommended that \$6.9 million dollars be identified and funded to start the project. If current designs are utilized as the basic design, the project is estimated to take about 24 months from initial approval to project completion and turn-over.

**ADDITIONAL COMMENTS FOR CONSIDERATION:**

| Magistrate & Sheriff Estimated office budget for New Dutch Fork Facility |   |                 |  |
|--|---|-----------------|--|
| <b>6/11/2019</b>   |   |                 |  |
| <b>Site purchase</b>   |   |                 |  |
|  | Investigating reports/surveys/rezoning/will serve | \$              |  |
|  | Site purchase                                     | \$              |  |
|  | Closing cost                                      | \$              |  |
| <b>Site construction</b>   |   |                 |  |
|  | Demolition of old building                        | \$ 375,000.00   | (a \$40,000 allowance for ACM removal)   |
|  | Off-site utilities                                | \$ 150,000.00   | Estimated  |
|  | site work   | \$ 200,000.00   | Estimated  |
|  | building construction                             | \$ 4,671,357.83 | (for Magistrate construction + 6% inflation); (for Sheriff's + 8% inflation); + change orders to date; + (security/fire + 10% inflation/contingency)x2 for both sides; + (AV +10% inflation/contingency)+ signage allowance- based on a 14,000 sf facility |
|  | Furniture, Fixtures, and Equipment                | \$ 270,000.00   | Estimated  |
| <b>Soft cost</b>   |   |                 |  |
|  | A&E (10%)   | \$ 502,135.78   |  |
|  | Permits & fees (2%)                               | \$ 97,427.16    |  |
|  |   |                 |  |
|  | Project contingency (10% of total cost)           | \$ 626,592.08   |  |
|  |   |                 |  |

**ATTACHMENTS:**

1. Correspondence from Richland County Sheriff and Richland County Chief Magistrate



*Richland County Sheriff's Department*



*Richland County Summary Court*

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November 10, 2020

Richland County Administrator Leonardo Brown  
Richland County Chairman Paul Livingston  
Renaissance Ad Hoc Committee Chairwoman Joyce Dickerson


RE: Old Antique Mall

There has been discussion about "beautifying" the old antique mall on Broad River Road in an effort to improve its aesthetic appeal. It is our opinion that any funds (federal, state or county) should not be spent in this manner. The funds should be spent towards demolishing the building that has degraded the quality of life in the surrounding community for years. The "improvements" that have been suggested will only encourage crime and continue to deteriorate the Broad River corridor.

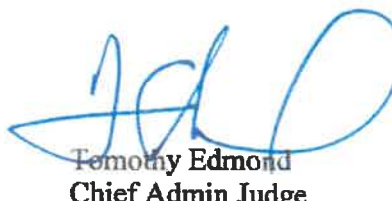
We ask that all resources and efforts be exhausted to demolish the antique mall building and move forward with replacing the also deteriorating Dutch Fork Magistrate/Region 4 Offices on Beatty Road. A briefing document has been prepared, and is attached to this letter, in relation to the liability that the Beatty Road Office holds for the County and the negative impact it is having on County employees and the community as a whole.

Thank you for your consideration in this matter.

Sincerely,



Leon Lott  
Sheriff



Timothy Edmond  
Chief Admin Judge

LL:TE:swp

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