

TOWN OF SEABROOK ISLAND

Public Works Committee Regular Meeting

February 6, 2023 – 12:00PM

Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455



[Watch Live Stream \(YouTube\)](#)

Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting.

AGENDA

CALL TO ORDER

Confirm meeting was posted and all requirements for the meeting are in accordance with SC Freedom of Information Act (FOIA).

APPROVAL OF MINUTES

1. Regular Meeting: Minutes from December 5th, 2022

OLD BUSINESS ITEMS

1. Review Revised Drawings for the proposed Town Hall Annex and Town Hall Garage

NEW BUSINESS ITEMS

1. Open

ITEMS FOR INFORMATION / DISCUSSION

1. Open

ADJOURN

TOWN OF SEABROOK ISLAND

Public Works Committee

Regular Meeting

December 5, 2022 – Scheduled Time 12 PM



Held at Town Hall Council Chambers, Seabrook
2001 Seabrook Island Road Seabrook Island, SC 2945
Also available virtually - Hosted via Zoom
[Live Streamed on YouTube](#)

MINUTES

Members Present: Barry Goldstein
Ed Heskamp
Barry Hand
Jeff Homeier

Absent: Glen Cox

Others Present: Katharine Watkins, Town Clerk
Joe Cronin, Town Manager
Robert Meyer, Town Maintenance Manager

Chairman Barry Goldstein called the meeting to order at 12:00 PM. Chairman Goldstein confirmed with the Town of Seabrook Island Clerk that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **Regular Meeting: MEETING DATE 11/7/2022:** Committee members had no changes to the meeting minutes of 11/7/2022. Barry Hand made a motion to approve the minutes from the meeting of 11/7/2022. Ed Heskamp seconded the motion. The motion was **APPROVED** by a vote of 4 in favor to 0 opposed.

OLD BUSINESS ITEMS

1. Seabrook Island Garage and Town Hall Annex – The Town received the preliminary drawings for the Town Hall Annex and Garage. The drawings were forwarded to the PWC members for review.
Also forwarded was a conceptual design for a possible future park to be located on land the Town owns behind Town Hall. As previously stated, the purpose of the conceptual plan was to look ahead and try to coordinate the new Town Hall Annex and Garage into possible future use of the area. The conceptual design (by ESP Associates) is of a park with a lake and stage

area. The park is NOT part of the current proposed work.

2. A general review of the plans for the Town Hall Annex and garage were performed. Items that were noted included:
 - A rain garden or similar is planned for the area between the Town Hall parking and street.
 - The conceptual park behind the Town Hall is not part of the TH Annex and Garage.
 - The parking in front of Town Hall will be redone and expanded.
 - No bathroom will be attached to the outside of the garage.
 - The existing Town Hall will remain basically as-is except for the current council chambers which will be modified and used as office space.
 - New council chamber will have an elevated dais and large screen behind.
 - A small serving kitchen is being considered and may be located where a portion of the proposed bathroom is shown.
 - A door leading from the reception area to the Town Clerks office will be added.
 - A third garage roll up door will be added.
 - The garage will have solar panels and some type of power backup-battery or generator.
 - The secure records room in the garage is being constructed to store the Towns archives and will be waterproofed.
 - The upper floor of the garage will not be a finished space.
3. The PWC is looking for comments in the next week or so. The drawings are being submitted to the Town Council on 12/6/2022m for the review and comment.
4. Comments from the PWC and Council will be forwarded to the Architect. The Town hopes to get a revised preliminary set of drawings with elevations within a few weeks after comments are provided.
5. The Town has also requested a cost estimate form the Architect.
6. The electric charging stations that Berkely Electric has committed to the Town will be likely located across front the garage.
7. The timeline for a final set of drawings and full specification sufficient of the town to go out to bid is anticipated in spring.
8. It is anticipated that if the Town Council approves, the work would be let for construction in the spring of 2023 with construction to start thereafter,
9. The preliminary set of drawings will be submitted to our neighbor who has approval rights over construction projects on the Town Hall property.

NEW BUSINESS ITEMS

1. None

ITEMS FOR INFORMATION / DISCUSSION

There being no further business, the Chairman requested a motion to adjourn the meeting. Ed Heskamp made a motion to adjourn, and Barry Hand seconded the motion. The motion was

APPROVED by a vote of 4 in FAVOR to 0 OPPOSED, and the meeting was adjourned at 12:50 P.M.

Seabrook Municipal Center Alterations

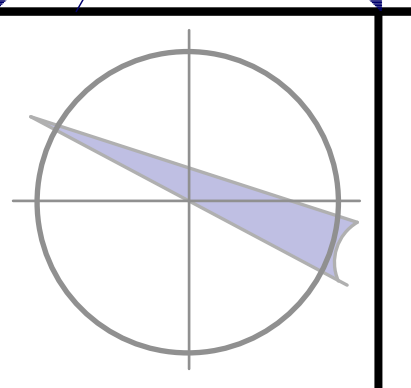
Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC

Revisions:



PROPOSED SITE LAYOUT

MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
P. O. Box 22026
Charleston, SC 29413



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Scale:	1"=30'	Drawn:	MK	Checked:	MK
Date:	JANUARY 6, 2023	Drawing No.:	SD1		
Commission No.:	SC 2216				

Seabrook Municipal Center Alterations

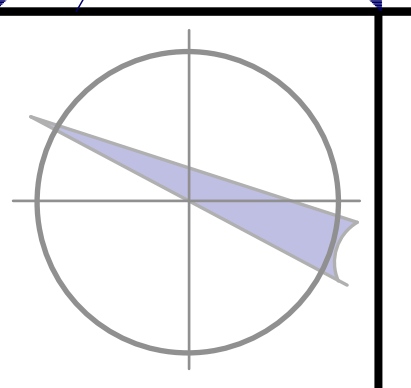
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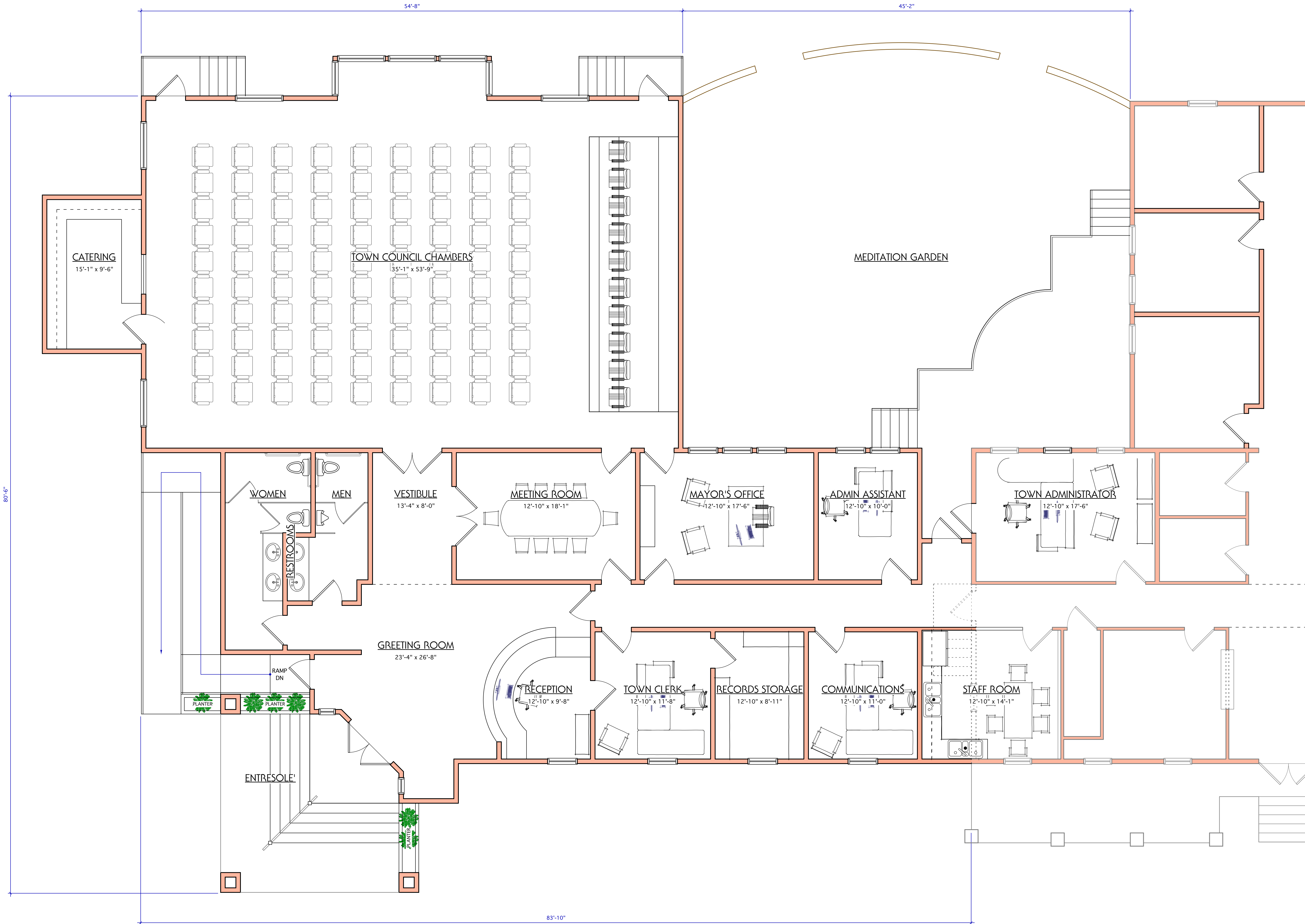
Date: JANUARY 6, 2023
Drawing No.:

Commission No.: SC 2216
SD1

Seabrook Municipal Center Alterations

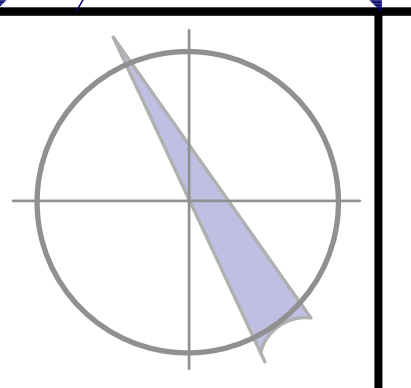
Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC

Revisions:



TOWN HALL ANNEX
FLOOR PLAN

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Scale: 1/4" = 1'-0" Drawn: MK Checked: MK

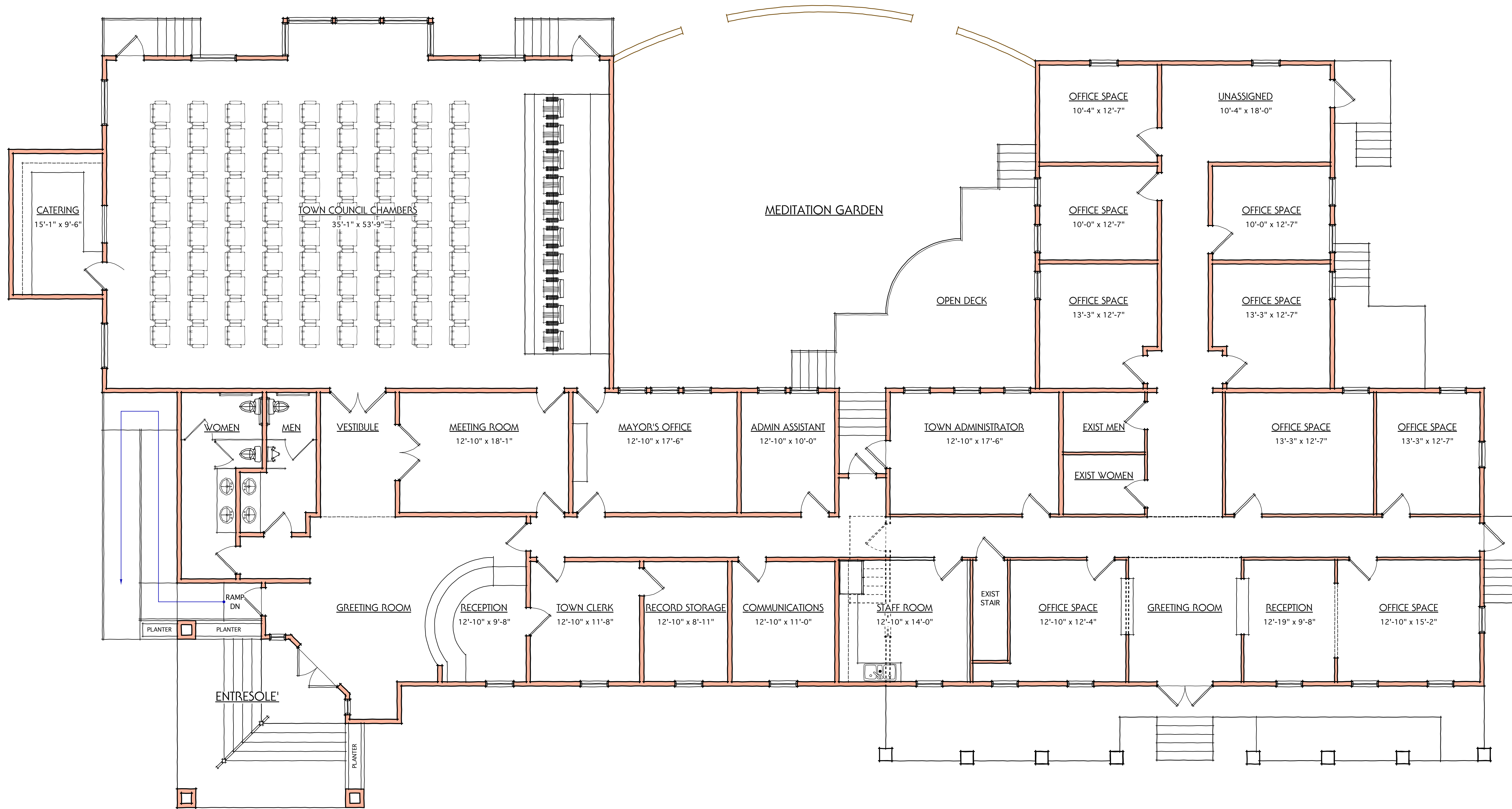
Date: JANUARY 6, 2023 Drawing No.:

Commission No.: SC 2216 **SD2a**

Seabrook Municipal Center Alterations

Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC

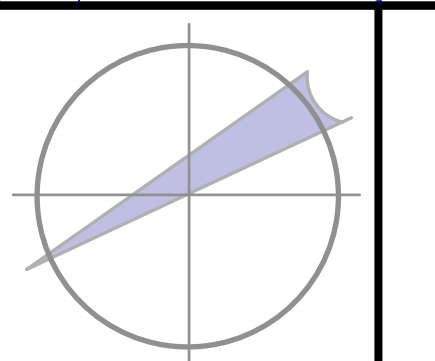
Revisions:



EXIST MUNICIPAL AREA: 3,157 S.F.
EXIST PORCH AREA: 512 S.F.
PROPOSED NEW MUNICIPAL AREA: 4,435 S.F.
PROPOSED NEW PORCH AREA: 378 S.F.

TOWN HALL MAIN FLOOR PLAN

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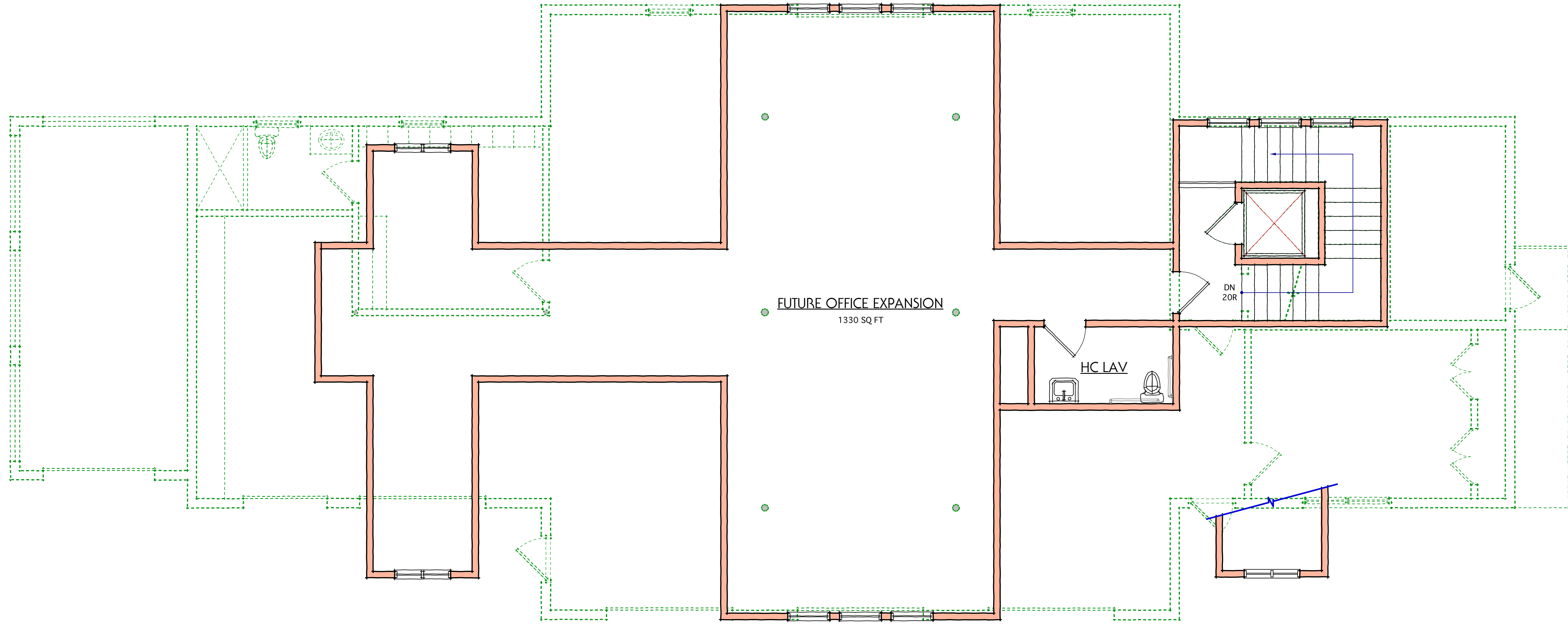
Commission No.: SC 2216

SD2b

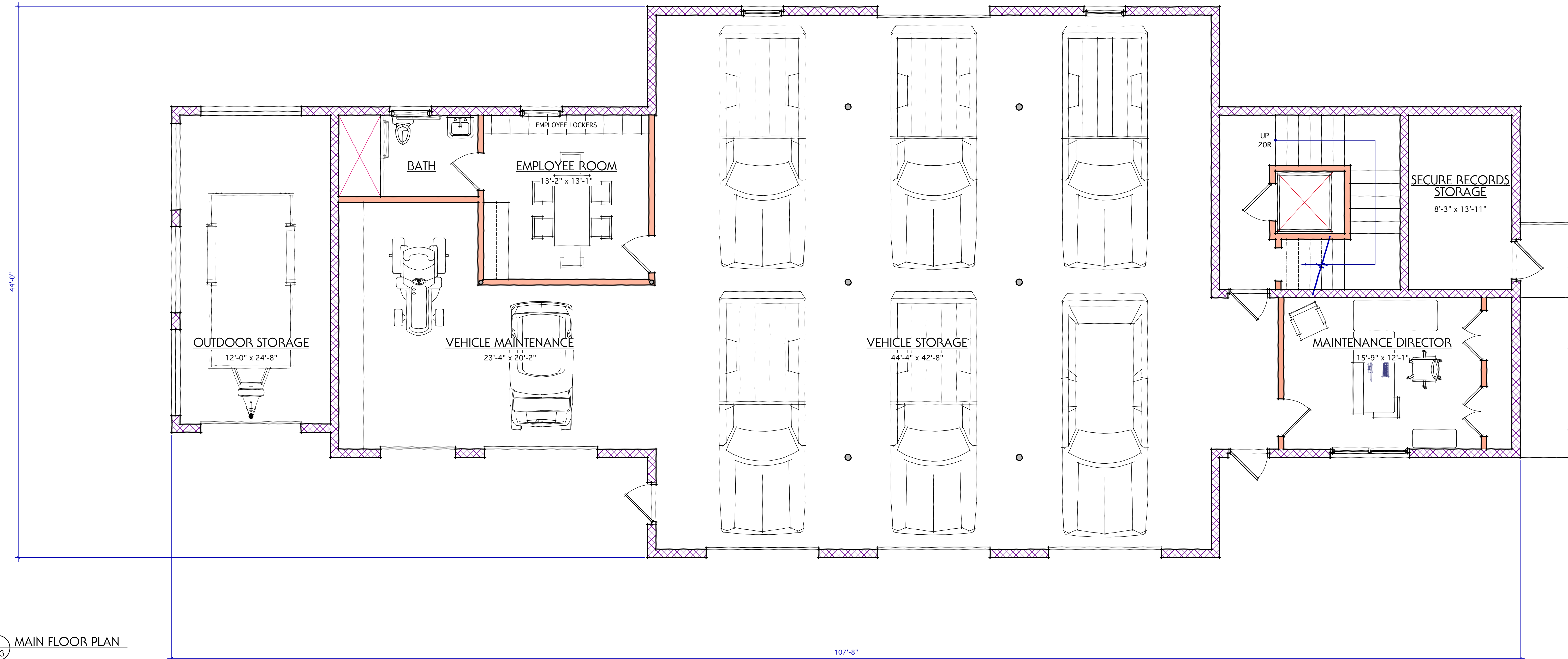
Seabrook Municipal Center Alterations

Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC

Revisions:



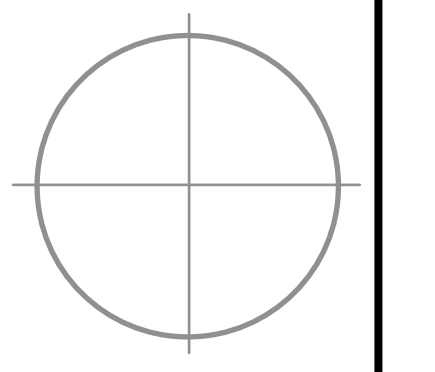
2 UPPER FLOOR PLAN
SD3



1 MAIN FLOOR PLAN
SD3

MAINTENANCE FACILITY FLOOR PLANS

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Commission No.: SC 2216

Seabrook Municipal Center Alterations

Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC

Revisions:



2 MUNICIPAL CENTER REAR ELEVATION
SD4

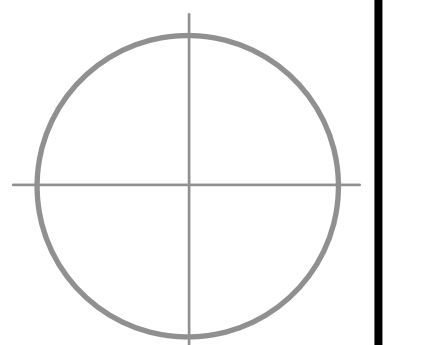


1 MUNICIPAL CENTER FRONT ELEVATION
SD4

MUNICIPAL CENTER
EXTERIOR ELEVATIONS

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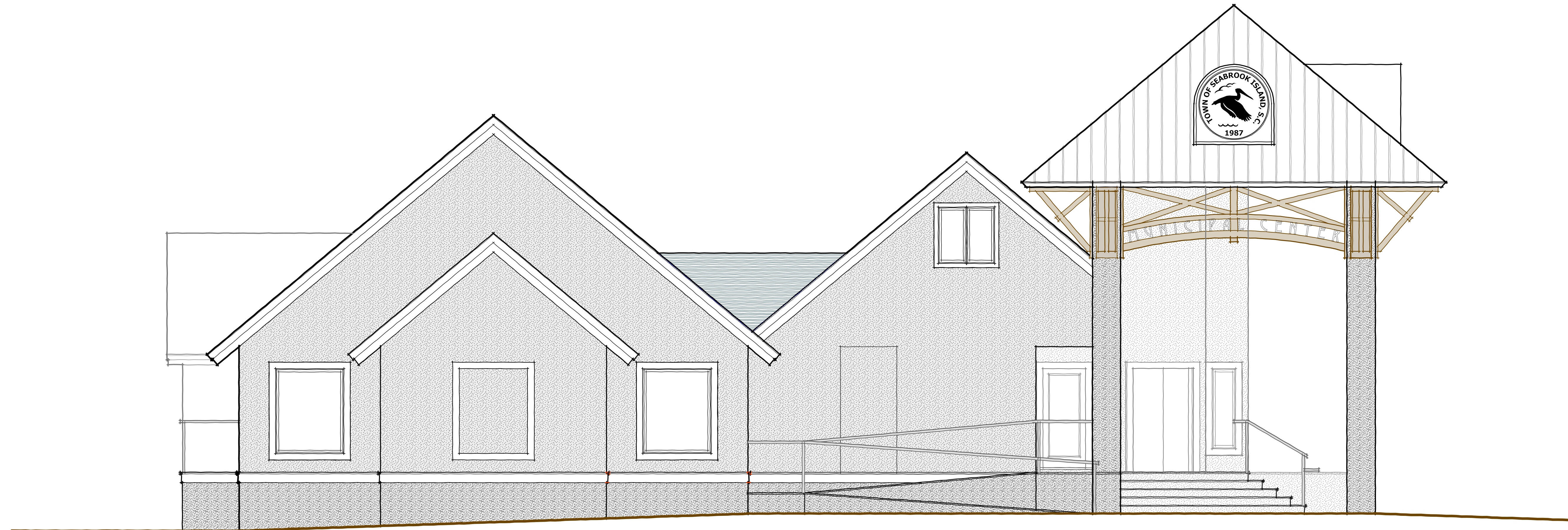
Date: JANUARY 6, 2023 Drawing No.: SD4

Commission No.: SC 2216

Seabrook Municipal Center Alterations

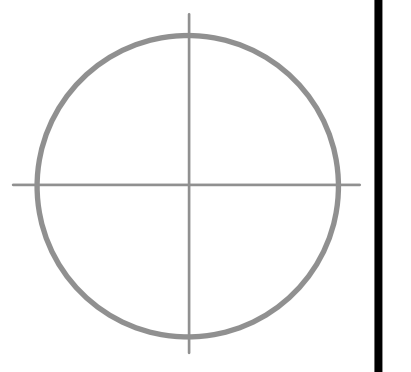
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Revisions:



MUNICIPAL CENTER
EXTERIOR ELEVATIONS

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Date: JANUARY 6, 2023	Drawing No.:
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Commission No.:	SC 2216	SD5
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1
SDS MUNICIPAL CENTER LEFT SIDE ELEVATION

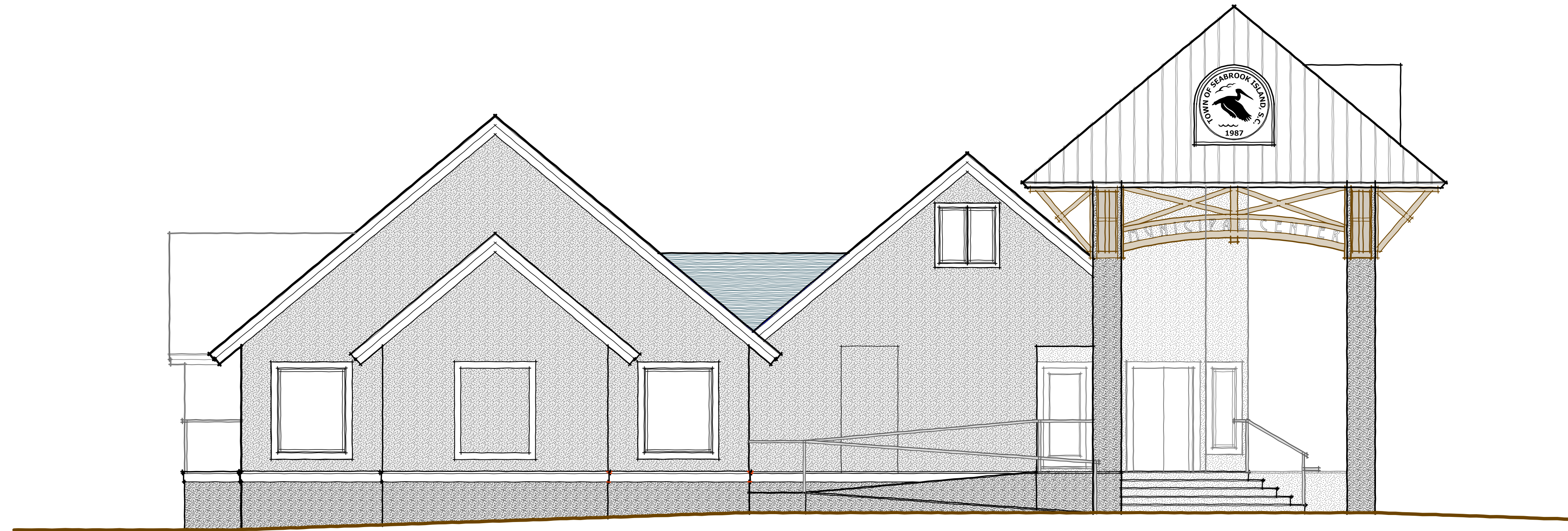
Seabrook Municipal Center Alterations

Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC

Revisions:



3 MUNICIPAL CENTER REAR ELEVATION
SD4a



1 MUNICIPAL CENTER LEFT SIDE ELEVATION
SD5

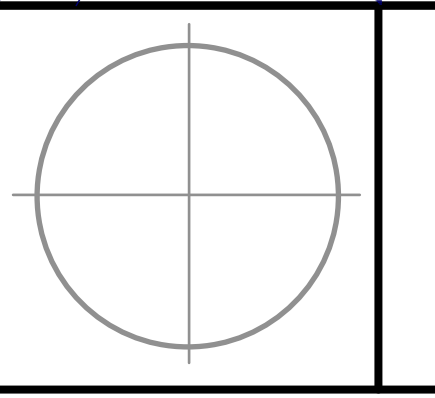


1 MUNICIPAL CENTER FRONT ELEVATION
SD4a

MUNICIPAL CENTER
EXTERIOR ELEVATIONS

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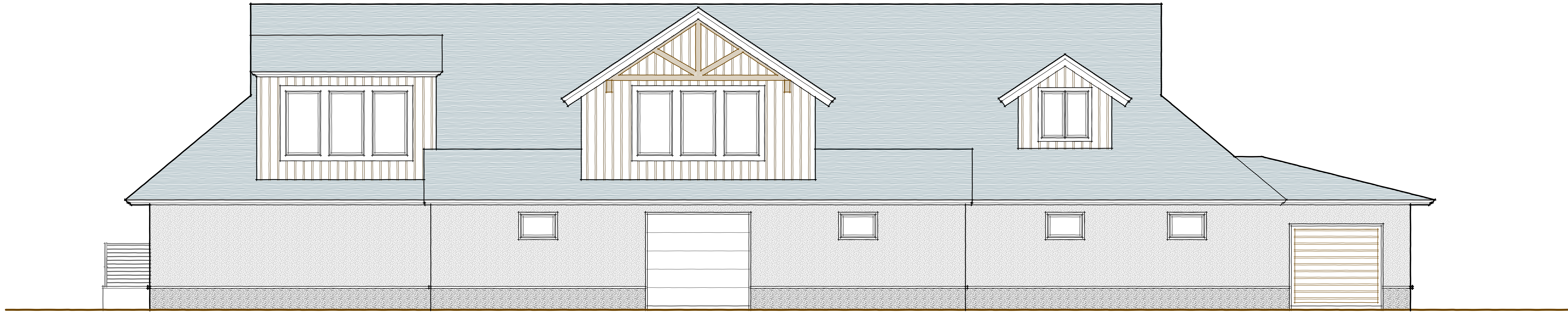
Commission No.: SC 2216

SD4a

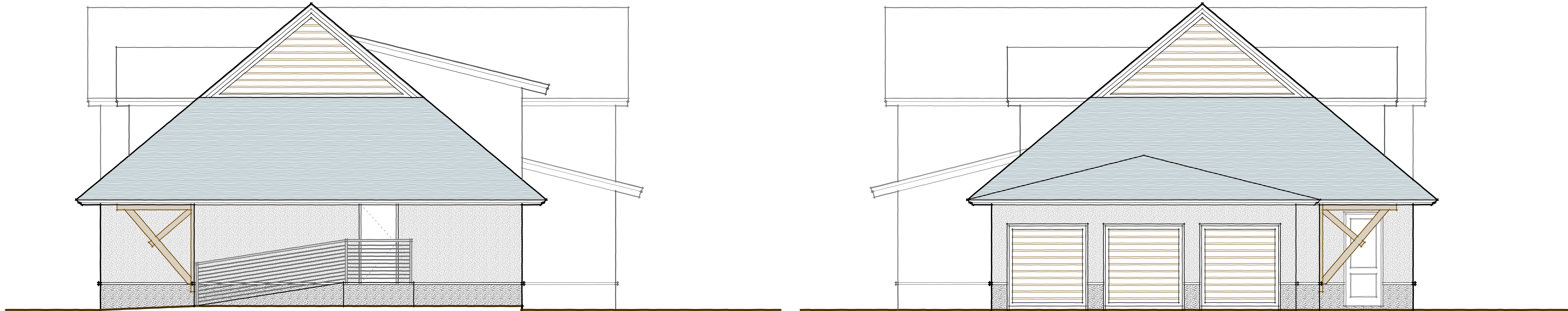
Seabrook Municipal Center Alterations

Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC

Revisions:

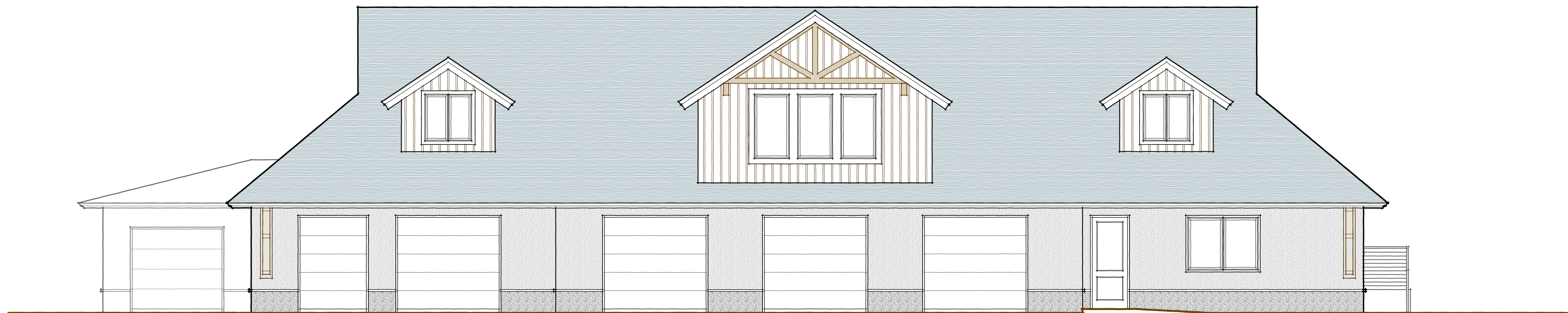


4 MAINTENANCE REAR ELEVATION
SD6



3 MAINTENANCE RIGHT SIDE ELEVATION
SD6

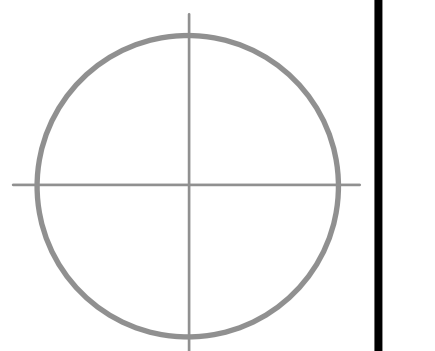
2 MAINTENANCE LEFT SIDE ELEVATION
SD6



1 MAINTENANCE FRONT ELEVATION
SD6

MAINTENANCE FACILITY
EXTERIOR ELEVATIONS

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