



DUE TO THE COVID-19
CONSIDERATIONS,

Council Chambers is open with limited accessibility. Council Meetings and Public Meetings are open to public 20% capacity of Council Chambers. All guests will practice physical distancing as recommended. Citizens are encouraged to watch the meetings from home.

Watch Live via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA

To Participate in Public Comment, please email to comments@jaspercountysc.gov and or mail to Attn: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. To be called for public Comment, please email at the mentioned email address. ***Public Comments must be submitted by Monday, March 7, 2022, at 1:00pm.***

To participate in a **Public Hearing**, you may either email to comments@jaspercountysc.gov or request via email or phone by **1:00pm on Monday, March 7, 2022**, to speak via telephone at the Virtual Council Meeting.

Instructions may also be found at the Jasper County website www.jaspercountysc.gov

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



JASPER COUNTY COUNCIL
COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936

March 7, 2022

AGENDA

5:00 P.M.

I. Call to Order by Chairperson

Clerk's Report of Compliance with the Freedom of Information Act.

In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification

II. Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – **Premium Pay; Airport Maintenance Technician; Jasper County Aeronautics Commission**

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – **Election Matters; Ridgeland Claude Dean Airport**

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – **Project Silverman; Jasper Ocean Terminal (JOT); Prospect Update; Project Six Pack; Chelsea South; CSP Development; Amendment for Center Point DA/PDD**

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM EXECUTIVE SESSION.

6:00 P.M.

III. Return to Open Session

IV. Pledge of Allegiance

V. Invocation

VI. Approval of Agenda

VII. Presentation and Proclamations:

A: Bob Elliott – Presentation of the Nurse Retention Program / SCNRS

VIII. Open Floor to the Public per Ordinance 08-17- Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes and total public input will be limited to 30 minutes.

*Due to Seating Limitations at the Council Meeting, you may also submit your **Public Comments** via email to comments@jaspercountysc.gov or via US Mail at Attention: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. If you would like to be contacted by phone during Open Floor public comments, please email your name, address and phone number to the email address listed above by 1PM on the date of the meeting.*

IX. Resolutions:

A: Kimberly Burgess - Resolution # R-2022-04 ratifying the submittal of an application to the South Carolina Department of Commerce Rural Initiative Fund and the acceptance of the resulting grant in the amount of \$2,500,000 for the construction of an Airport Terminal, Aviation Fuel Farm, and Airport Ramp (South) at the Ridgeland-Claude Dean Airport; and other matters thereto.

X: Ordinances:

A: Lisa Wagner – **3rd Reading** of Ordinance # **O-2022-02** to amend the Official Zoning Map of Jasper County so as to transfer a 26.22 acre portion of property, as depicted on the attached plat, and bearing Jasper County Tax Map Number 071-00-00-009, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map (859 Bellinger Hill Run).

B: David Tedder – **Public Hearing Only** on Ordinance #**O-2022-04** approving a Development Agreement for 95 logistics Center pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County and authorizing the Chairman of Jasper County Council to execute said Development Agreement.

XI. New Business:

A: Wanda Simmons – Consideration of the appointment of Mr. James Williams and Mr. Roy Dupont by the Jasper County Council to the Lowcountry Workforce Board for seats to be filled by Jasper County.

B: Wanda Simmons – Consideration of the appointment of one member by the Jasper County Council to the Jasper County Board of Assessors.

C: Wanda Simmons - Consideration of the appointment of a Jasper County Council Member by the Jasper County Council to the Technical College of the Lowcountry (TCL) Board as an Ex-Officio Member.

D: Danny Lucas – Airport Work Authorization South Apron Expansion (Design/Bid/Permit)

E: Danny Lucas – Airport Work Authorization Fuel Farm Sitework Project (Design/Bid/Permit)

F: Danny Lucas – Airport Work Authorization New Terminal and Storage Buildings Project (Design/Bid/Permit)

G: Danny Lucas – Ridgeland – Claude Dean Airport Fiber Optic Infrastructure Phase III.

H: Kimberly Burgess – Proposal IP Builders Inc. for an 18,000 BTU AC Unit at Stiney Road Fire Station in the amount of \$13,440.

I: Kimberly Burgess – Purchase of a LowBoy Trailer for the Public Works Department not to exceed \$60,000.

XII. Old Business:

A: Chief Russell Wells – COVID update

XIII. Council Members Comments

XIV. Administrator’s Report

XV. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.

XVI. Adjourn

***Council may act on any item appearing on the agenda including items discussed in executive session.**

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

***Special Accommodations Available Upon Request to Individuals with Disabilities*
(843) 717-3696**

AGENDA ITEM: VII

Presentation Item A

* * Mr. Bob Elliott did not provide any information for the packet on his Presentation of the Nurse Retention Program / SCNRS. He said he will provide it to me after the meeting* *

AGENDA ITEM:

IX

Resolution: Item A

STATE OF SOUTH CAROLINA
COUNTY OF JASPER
RESOLUTION NO. R-2022-04

A RESOLUTION RATIFYING THE SUBMITTAL OF AN APPLICATION TO THE SOUTH CAROLINA DEPARTMENT OF COMMERCE RURAL INITIATIVE FUND AND THE ACCEPTANCE OF THE RESULTING GRANT IN THE AMOUNT OF \$2,500,000 FOR THE CONSTRUCTION OF AN AIRPORT TERMINAL, AVIATION FUEL FARM, AND AIRPORT RAMP (SOUTH) AT THE RIDGELAND-CLAUDE DEAN AIRPORT; AND OTHER MATTERS THERETO.

WHEREAS, Jasper County is one of fourteen (14) counties eligible to participate in the South Carolina Target Rural initiative grant program offered by the South Carolina Department of Commerce.

WHEREAS, Jasper County has been included in this initiative and a grant in the amount of \$2,500,000 has been offered to Jasper County to be used for a transformational infrastructure project with a one hundred percent (100%) match requirement.

WHEREAS, Jasper County staff identified three (3) potential projects for Jasper County Council approval for the Ridgeland-Claude Dean Airport as follows: New airport terminal, aviation fuel farm, and airport ramp (south.)

WHEREAS, the South Carolina Department of Commerce has extended a grant award to Jasper County in the amount of \$2,500,000 for the construction of a new terminal, a new fuel farm, and airport ramp (south) at the Ridgeland-Claude Dean Airport.

NOW, THEREFORE, BE IT RESOLVED, by Jasper County Council, in a meeting duly assembled, that:

1. The Jasper County Council hereby ratifies the application by the Jasper County Administrator and his designees for the South Carolina Targeted Rural Initiative grant in the amount of \$2,500,000.

2. A 100% local match is required and approved.
3. The grant extended by the South Carolina Department of Commerce in the amount of \$2,500,000 is hereby approved and accepted by the Jasper County Council.
4. The County Administrator and his designees are hereby authorized to execute and deliver the grant agreement and such related documents as may be required for this purpose.

SIGNED, SEALED AND DATED, this 7th day of March 2022.

Barbara C. Clark, Chairperson

Wanda Simmons, Clerk to Council

Approved as to Form:

David L. Tedder, Jasper County Attorney

AGENDA ITEM:

X

Ordinance item A



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	February 22, 2022
Project:	Zoning Map Amendment – Resource Extraction Request
Applicant:	Kenny Bryan – TH Coburn Construction
Tax Map Number:	A portion of 071-00-00-009
Submitted For:	3 rd Reading
Recommendation:	Planning Commission Recommends Approval of Resource Extraction

Description: The subject property consists of 26.22 acres and is located at 859 Bellinger Hill Run. The applicant has requested a Zoning Map Amendment to change the zoning designation from Rural Preservation to Resource Extraction. The land is currently undeveloped. The applicant intends to apply for a SCDHEC mining permit in order to create a 5-acre fish pond and remove the dirt from the site. In accordance with the Jasper County Zoning Ordinance, any mining or excavation activity is only allowed within the Resource Extraction Zone.

Analysis: The Zoning Map Amendment application and request is reviewed by considering the following factors:

- **Comprehensive Plan:** The subject property is designated as “Rural Transition” on the Comprehensive Plan Future Land Use Map. The Rural Transition areas are areas that are located in southern Jasper County that will likely be under pressure to develop within the foreseeable future. The subject property is located in an area which is low-density residential and rural in nature. Majority of the parcels located in the vicinity are over 25 acres with the exception of a few smaller parcels.
- **Adjacent Zoning:** The properties immediately adjacent to the site are zoned Rural Preservation. Within a half (1/2) mile radius, there are 4 parcels zoned Residential, with 3 of the 4 parcels being undeveloped and 1 parcel that is split-zoned Residential and Rural Preservation.
- **Adjacent Land Use:** The properties adjacent to the site are vacant and undeveloped. Within a half (1/2) mile radius, there are a total of 5 houses with the closest one being approximately 1,500 feet, measuring from the property lines.

- **Traffic and Access:** The subject parcel is accessed by Bellinger Hill Run; however, the applicant has worked with an adjacent land owner, Daly Farm, to allow the dump trucks access through their property. Daly Farm has direct access to Bellinger Hill Road, which is a state maintained road; thus, eliminating truck traffic from Bellinger Hill Run.

The intent of the Resource Extraction (RE) Zone is:

[T]o protect, preserve, and sustain, activities which specifically extract or harvest natural resources for commercial or industrial purposes, such as mining, excavations, excavation operations and activities, while concurrently ensuring protection of the health, safety, welfare of nearby residents and the value of nearby property.

In accordance with the Jasper County Zoning Ordinance, the Resource Extraction Zone allows mining and excavation as a conditional use only in the Resource Extraction Zone.

ARTICLE 6:1, USE REGULATIONS:

Sector 21: Mining and Mine Operation	NAICS	R	RP	RC	CC	GC	ID	RE	MB
Mining (Article 11:7.4)	212	N	N	N	N	N	N	C	N

In addition to the provisions of Article 14 of the Jasper County Zoning Ordinance, *Excavation Regulations*, other important conditions include the following:

ARTICLE 11:7, CONDITIONS FOR SPECIFIC USES

11:7.4, Sector 21: Mining and Mine Operation:

1. Mining and Mine Operation must have all required state and federal permits and meet the requirements of all State and Federal Statutes and regulations.
2. Mining and Mine Operation must meet the following setbacks.

Setback Requirements for Mining and Mine Operation							
Required Setbacks where permitted	Adjacent Zoning						
	RE	RC	RP	R	CC	GC	ID
From Property Line	50'	1,000'	300'	1,000'	1,000'	300'	100'
From Existing Residential Structures*	N/A	N/A	1,000'	N/A	N/A	1,000'	N/A

*Residential structures existing when submittal deemed complete.

All excavation activities will be adequately buffered from nearby properties, because the subject property is surrounded on all sides by a larger parcel of land, which is zoned Rural Preservation, and is owned by the applicant.

This Zoning Map Amendment is consistent with the intent of the Resource Extraction Zoning District. Both conditional use requirements and Excavation Ordinance (Article 14) provisions will ensure impacts to the community will be minimal.

Planning Commission Recommendation: This application is for re-zoning only. Before any excavation activities can take place, a SCDHEC mining permit will be required, as well as a Jasper County Excavation Permit through a site plan approval process. The Planning Commission has concluded that this is an appropriate area for excavation activities and mine operations because it is in a rural area of the County and is surrounded by large parcels of land. This is a small excavation, so the truck traffic will be very limited and the project will be short term. In addition, the truck traffic will be utilizing a state maintained road (Bellinger Hill Road) and there will be a minimal impact on adjacent landowners. As such, Planning Commission recommends approval of the Zoning Map Amendment request to designate the subject parcel as Resource Extraction on the Jasper County Official Zoning Map.

Attachments

1. Application submitted by applicant
2. Narrative – Proposal to Change Zoning
3. Ordinance with plat attached as Exhibit
4. Site Plan
5. Truck & Traffic Exhibit
6. Aerial Map with Zoning Layers

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: O-2022-02

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer a 26.22 acre portion of property, as depicted on the attached plat, and bearing Jasper County Tax Map Number 071-00-00-009, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map.

WHEREAS, the owner of a parcel consisting of approximately 26.22 acres, as depicted on the attached plat, bearing Jasper County Tax Map Number 071-00-00-009, and located at 859 Bellinger Hill Run has requested rezoning of a portion of the parcel on the Official Zoning Map of Jasper County from the Rural Preservation Zone to the Resource Extraction Zone, and the property owner submitted that request to the Jasper County Planning Commission and County Council; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Council; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE BE IT ORDAINED, by the Jasper County Council in council duly convened and by the authority of the same:

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown, approximately 26.22 acres, as depicted on the attached plat,

bearing Jasper County Tax Map Number 071-00-00-009, located at 859 Bellinger Hill Run and depicted on the Jasper County Official Zoning Map in the Rural Preservation Zone is hereby transferred to the Resource Extraction Zone.

2. This ordinance shall take effect upon approval by Council.

Ms. Barbara B. Clark
Chairwoman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: #O-2022-02

First Reading: February 7, 2022

Second Reading: February 22, 2022

Public Hearing: February 22, 2022

Adopted: March 7, 2022

Considered by the Jasper County Planning Commission at it's meeting on
January 11, 2022 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



**Jasper County
Planning and Building Services**

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Kenny Bryan	T.H. Coburn Construction, LLC
Address:	3598 S. Oakleaf Hwy Hardeeville SC 29927	P.O. Box 1161 Hardeeville SC 29927
Telephone/Fax:	843-783-1951	843-784-5262
Email:		thcoburnconstruction@gmail.com
Property Address or Physical Location:	859 Bellingier Hill Run	
Tax Map Number(s):	071-00-00-009 (Portion of)	
Gross Acreage:	26.22 acres	
Current Zoning:	Rural Preservation	
Proposed Zoning:	Resource Extraction zone	
Administrative Fee: (\$250 per lot)	CK# 2718	
Date Mailed or Hand Delivered:	12-15-2021	
Reason for Request: (attach narrative if necessary)	To create 5 acre fish pond on property	



 Signature of Owner or Owner-Authorized Applicant _____ Date _____
 (Proof of owner-authorization required) T.H. Coburn Const. LLC

Internal Use Only

Date Received:	12-15-2021
Amount Received:	\$250.00
Staff Member:	Susan Wagner


PROPOSAL TO CHANGE ZONING

December 15, 2021

As a resident of Jasper County, I, Kenny Bryan of 3598 Oakite Highway , Hardeeville wish to apply for a zoning change to my property located at 859 Bellinger Hill Run (Tax map # 071-00-00-009). This parcel of property totals 26.22 acres. I am proposing to change the current zoning from Rural Preservation to Resource Extraction. The change is being proposed to create a 5 acre fish pond.

I have chosen T H Coburn Construction, LLC, Post Office Box 1161 Hardeeville, SC 29927, to manage and control all operations pertaining to this resource extraction project. T H Coburn was chosen in part to help minimize the impact of activity in the area. T H Coburn is a small company with a four dump trucks used to haul and two tractor trucks for moving equipment from one job site to another. The removal of the resources will only be used for jobs contracted by T H Coburn. This will help to minimize the excessive truck traffic to and from excavation site. The road to be used to and from excavation site is a private access road leading from state road # S-27-92 also known as Bellinger Hill Road. T H Coburn will maintain this access road for duration of excavation. The proposed duration of project is 2-5 years.

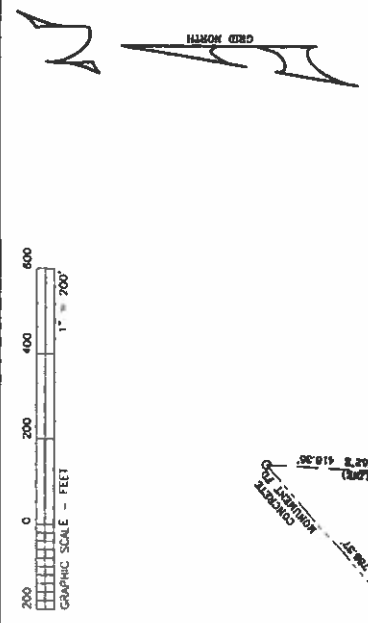
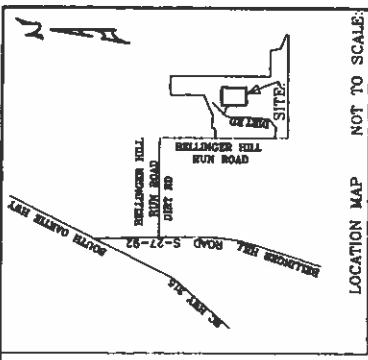
The resources will be excavated by a hydrolic excavator and loaded directly into dump trucks for delivery or stockpiled adjacent to the pit to allow it to dry. There is no further processing of the material. Equipment is fueled by a tank on a truck. No fuel will be stored on site. Hours of operation will be daylight to dark Monday –Friday. T H Coburn will comply with all State and Local regulations during the duration of the project. The excavation site will have the amount of buffer required by county and state to minimize the impact on adjacent property owners. The site shall be posted with NO TRESPASSING signs. Any conditions created during the excavation process such as but not limited to dust, noise, traffic will be properly maintained and kept to a minimal to decrease the impact on the adjacent property owners.



Property Owner 12-12-21
Date



T.H. Coburn Construction, LLC 12-12-21
Date



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

ACCORDING TO INSURANCE RATE MAPS AS PERMITTED BY THE FLOOD DAMAGE PREVENTION AND MANAGEMENT ACT OF 1973, THIS PARCEL IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. PER PANEL (4644000500), ZONE X

1. HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THIS FIELD SURVEY IS 1/28,481 AS SHOWN HEREON AND THE CONDUIT METHOD.

2. HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTITUTION AND LAWS OF THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

ALSO THESE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

COURSE	BEARING	DISTANCE
L-1	N 82°22'58"W	329.50'
L-2	S 36°58'28"W	157.10'
L-3	S 50°03'32"W	112.78'
L-4	S 59°28'09"W	385.42'
L-5	S 80°54'49"W	162.24'
L-6	S 89°1'39"W	102.72'
L-7	N 80°00'16"W	128.28'
L-8	N 77°42'15"W	146.60'
L-9	N 84°54'03"W	228.49'

76.27 ACRES
 TAX PARCEL 071-00-00-009
 DEED BOOK 53 PAGE 113
 DEED BOOK 38 PAGE 277

EQUIPMENT USED: SOROLA M 50 SERIES
 ANGULAR ERROR: 2" PER ANGLE
 CONVERSION: 1/28,481
 FIELD CLOSURE: 1/28,481
 FIELD SURVEY NOVEMBER 12TH, 2021

3/4 REPAIR RD
 30' ACCESS EASEMENT
 5/8" REPAIR RD
 5/8" REPAIR RD
 5/8" REPAIR RD

CONCRETE DRIVEWAY
 CONCRETE DRIVEWAY
 CONCRETE DRIVEWAY

5170' +/- TO BELLINGER HILL RD (S-27-92)
 BELLINGER HILL RUN CRT RD
 30' ACCESS EASEMENT
 30' ACCESS EASEMENT
 30' ACCESS EASEMENT

GRAPHIC SCALE - FEET
 0 200 400 600
 1" = 200'

A BOUNDARY SURVEY SUBDIVIDED FROM TAX PARCEL 071-00-00-009 KNOWN AS THE JOHN K AND GINGER R. BRYAN PROPERTY LOCATED IN THE BELLINGER HILL SECTION, NEAR THE CITY OF MARSDENVILLE, JASPER COUNTY, SOUTH CAROLINA.

SURVEYED FOR: JOHN AND GINGER BRYAN,
 NOVEMBER 19, 2021 JOB NO. 21-638
 LAST REVISED N/A DRAWN BY RWB

1. THIS PLAT IS SUBJECT TO ALL PRESCRIPTIVE EASEMENTS, EASEMENTS OF RECORD AND LOCAL BUILDING RESTRICTIONS.
 2. ALL RIGHTS RESERVED TO THE SURVEYOR AND HIS SUCCESSORS AND AUTHORITY FOR REQUIRED EASEMENTS AND BUILDING RESTRICTIONS.
 3. ACCORDING TO PLAT REQUIREMENTS OF SOUTH CAROLINA THIS IS A CLASS (C) SURVEY.
 4. THIS PLAT CONTAINS ONE PARCEL.
 5. LINE TABLE BEARINGS AND DISTANCES ARE TO CENTER LINE OF 30' ACCESS EASEMENT.

MICHAEL JIM GARDNER
 LAND SURVEYOR
 120 VARNDEDE AVENUE
 GARDEN CITY, GEORGIA 31406
 PHONE (912) 964-8282

plat is exempt from
 of the Jasper C.
 11/30/2021
 Nov 30 2021

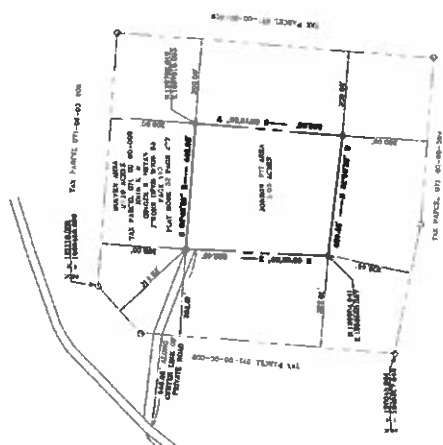
MICHAEL JIM GARDNER, SOUTH CAROLINA REGISTERED LAND SURVEYOR NO. 12229

NOTES: 1. RECALCULATED AREA BY 1.51 ACRES.
2. ADJACENT TO STATE HIGHWAY 100, JASPER COUNTY, GEORGIA.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL RECORDS IN THE PUBLIC RECORDS OF THE JASPER COUNTY CLERK'S OFFICE.

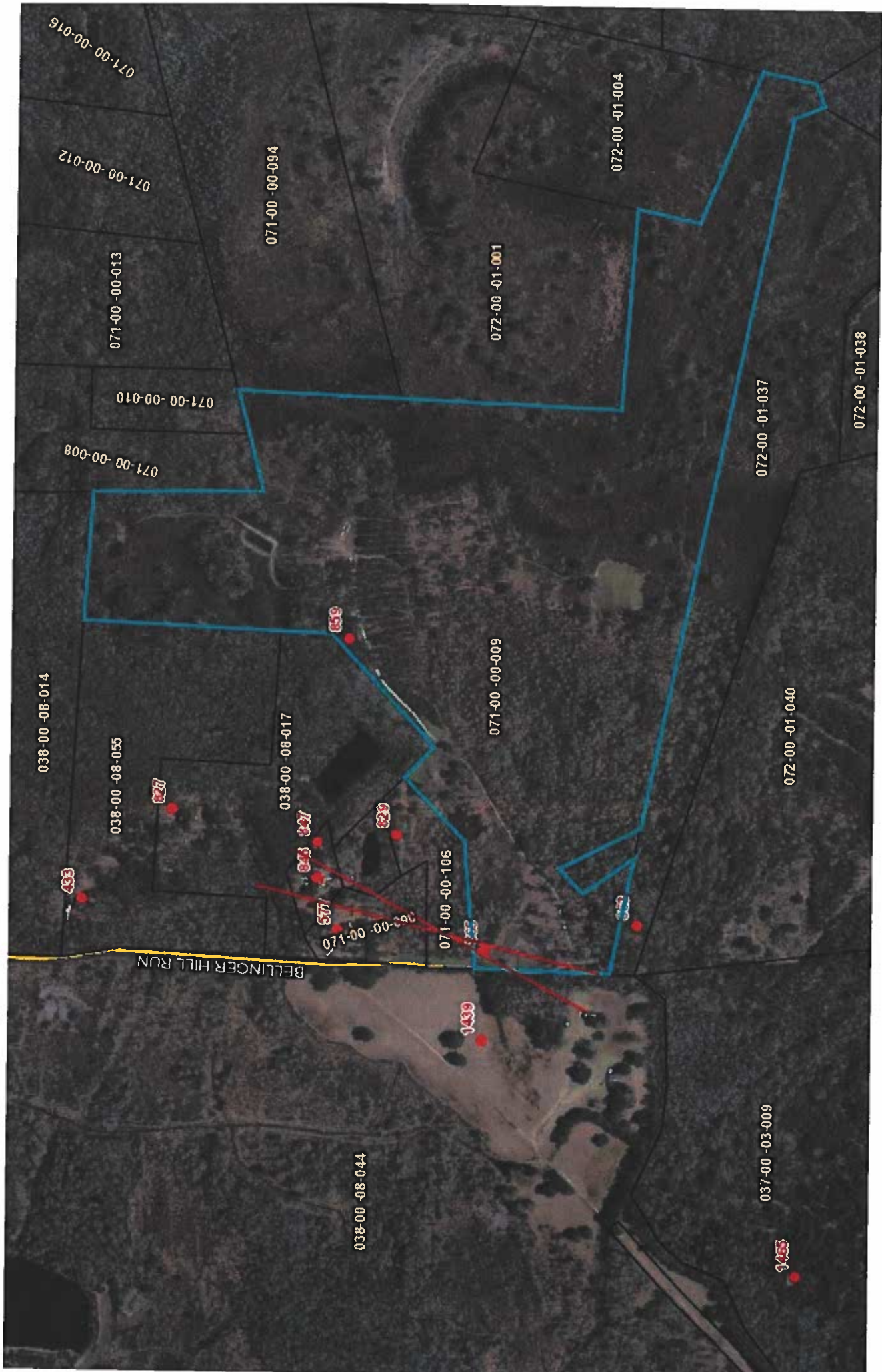
THE PROPOSED BRYAN MINE
T.H. COBURN CONSTRUCTION, LLC
THE PROPOSED BORROW PIT
NEAR HARDERSVILLE,
JASPER COUNTY, SOUTH CAROLINA

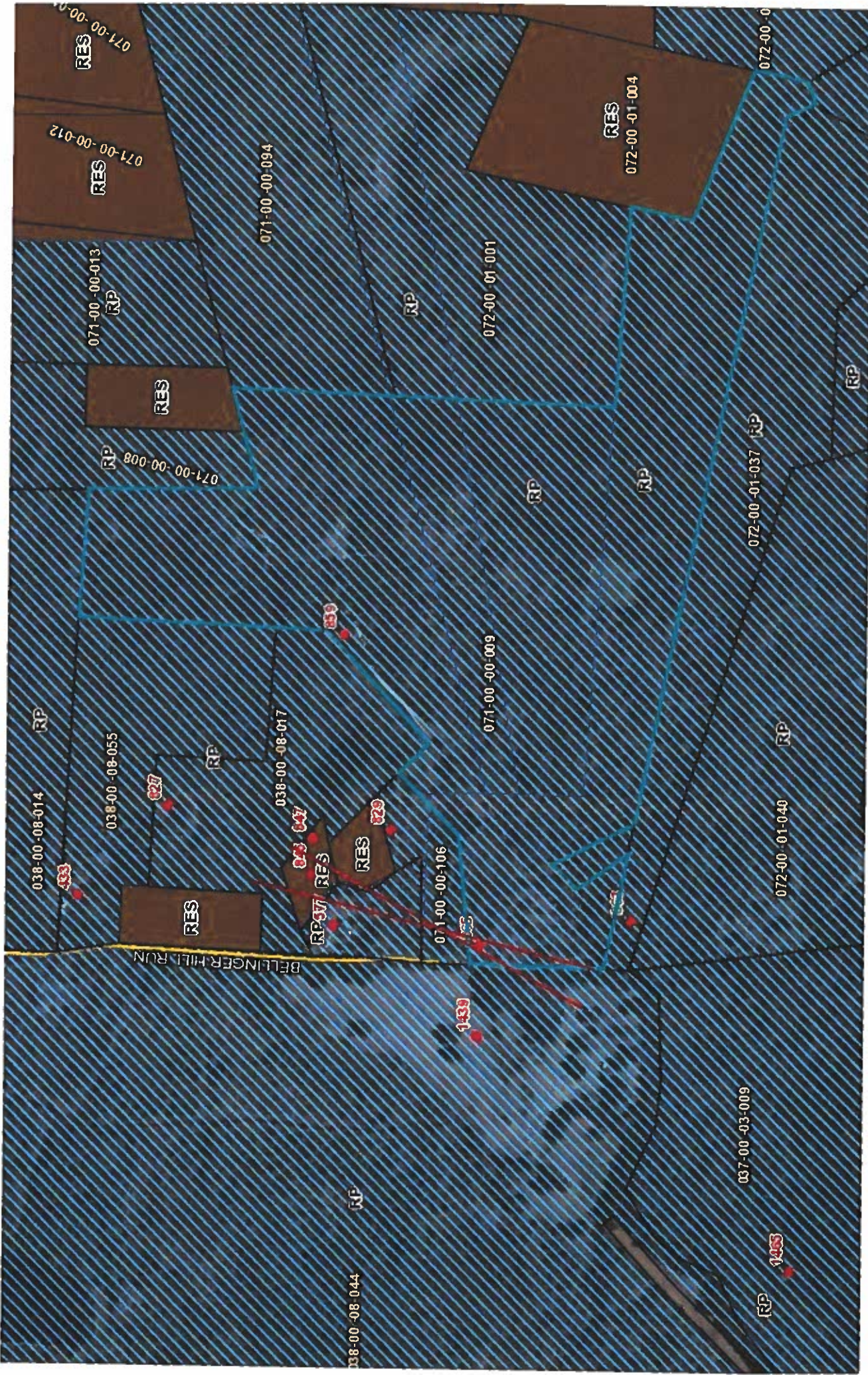
DATE OF DRAWING: DECEMBER 1, 2021
DRAWN BY: DEAN J. PARKER

MICHAEL JIM GARDNER
LAND SURVEYOR
120 VARNERDORF AVENUE
CARY, N.C. 27513
PHONE: (919) 994-8862



WELLINGER HILL ROAD
AMA 5-27-62





038-00-08-014

RP

038-00-08-055

RES

071-00-00-013

RP

071-00-00-012

RES

071-00-00-010

RES

038-00-08-017

RP

071-00-00-034

RP

071-00-00-106

RP

071-00-00-009

072-00-01-001

RP

072-00-01-004

RES

072-00-0

RP

072-00-01-037

RP

RP

072-00-01-040

RP

038-00-08-014

RP

038-00-08-055

RES

071-00-00-013

RP

071-00-00-012

RES

071-00-00-010

RES

038-00-08-017

RP

071-00-00-034

RP

071-00-00-106

RP

071-00-00-009

072-00-01-001

RP

072-00-01-004

RES

072-00-0

RP

072-00-01-037

RP

RP

072-00-01-040

RP

BELLINGER HILL RUN

038-00-08-044

RP

037-00-03-009

RP

AGENDA ITEM:

X

Ordinance item B

** Please note -- This item is for
PUBLIC HEARING ONLY.

No vote will be taken **

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE O-2022-04

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

APPROVING A DEVELOPMENT AGREEMENT FOR 95 LOGISTICS CENTER PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT AND ARTICLE IV, TITLE 20 OF THE CODE OF ORDINANCES OF JASPER COUNTY, AND AUTHORIZING THE CHAIRMAN OF JASPER COUNTY COUNCIL TO EXECUTE SAID DEVELOPMENT AGREEMENT

WHEREAS, the South Carolina Local Government Development Agreement Act, South Carolina Code of Laws, Title 6, Chapter 31 (1976, as amended) (the "Act"), authorizes local governments to enter into development agreements with a developer as therein defined; and

WHEREAS, Jasper County Council ("Council"), the governing body of Jasper County, South Carolina (the "County" has adopted Article IV, Title 20 of the Code of Ordinances of Jasper County governing Jasper County's participation in development agreements (the "Ordinance"); and

WHEREAS, SL Hardeeville Industrial Park LLC, its successors or assigns has an equitable interest in certain lands suitable for development; and

WHEREAS, pursuant to the Act and the Ordinance, the County is authorized to enter into binding development agreements with entities having legal or equitable interest in real property; and

WHEREAS, the County and the Owner have now concluded their negotiations with respect to the terms for a development agreement for the real property subject to the development agreement; and

WHEREAS, the County has provided for and held the statutorily required public hearings, finds that the development agreement is consistent with the Comprehensive Plan for Jasper County, as amended, and that approval of the development agreement would be in the best interests of the County.

NOW THEREFORE BE IT ORDAINED by the Jasper County Council in council duly assembled and by the authority of the same:

1. The Development Agreement, in substantially the form attached hereto as Exhibit A, with such minor or grammatical changes as the Chairman of Jasper County Council shall approve upon the advice of the County Attorney and County Administrator, his execution of a definitive Development Agreement to be conclusive evidence of such approval, is hereby approved.

2. The Chairman of Jasper County Council is hereby authorized to execute and deliver, on behalf of Jasper County, the Development Agreement on behalf of the County and the Clerk to Council is authorized to attest the signature of the Chairman of the Jasper County Council.

3. This ordinance shall take effect upon approval by Council.

JASPER COUNTY COUNCIL

By: _____
Barbara Clark, Chairperson

ATTEST:

Wanda Simmons, Clerk to Council

First Reading: _____
Second Reading: _____
Public Hearings: _____ and _____
Third Reading and Adoption: _____

It is required that the Development Agreement be attached as Exhibit A prior to Second Reading.

Reviewed for form and draftsmanship by the Jasper County Attorney:

David Tedder

Date

EXHIBIT A
95 Logistics Center Development Agreement

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER) **DEVELOPMENT AGREEMENT**
) **95 LOGISTICS CENTER**

This Development Agreement ("Agreement") is made and entered this _____ day of _____, 2022, by and between **SL Hardeeville Industrial Park LLC** ("Owner"), and the governmental authority of **Jasper County, South Carolina** ("County").

WHEREAS, the legislature of the State of South Carolina has enacted the "South Carolina Local Government Development Agreement Act," (the "Act") as set forth in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976), as amended; and,

WHEREAS, the Act recognizes that "The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning." [Section 6-31-10 (B)(1)]; and,

WHEREAS, the Act also states: "Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the Development Agreement or in any way hinder, restrict, or prevent the development of the project. Development Agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State." [Section 6-31-10 (B)(6)]; and,

WHEREAS, the Act further authorizes local governments, including County governments, to enter Development Agreements with owners to accomplish these and other goals as set forth in Section 6-31-10 of the Act; and,

WHEREAS, Owner will acquire approximately 226.94 acres, generally to be known as 95 Logistics Center, proposes to develop, or cause to be developed therein distribution center uses,

related warehousing and light industrial uses, including accessory and complimentary uses as described in the Planned Development District Zoning and Conceptual Master Plan adopted herewith and attached as an Exhibit hereto; and,

WHEREAS, the County seeks to protect and preserve the natural environment and to secure for its citizens quality, well planned and designed development and a stable and viable tax base; and,

WHEREAS, the County finds that the program of development proposed by Owner for this Property is consistent with the County 's comprehensive land use plan; and will further the health, safety, welfare and economic well being of the County and its residents; and,

WHEREAS, the program for development of the Property presents an unprecedented opportunity for the County to secure quality planning and growth to protect the environment and strengthen and revitalized the tax base; and,

WHEREAS, this Development Agreement is being made and entered between Owner and the County, under the terms of the Act, for the purpose of providing assurances to Owner that it may proceed with its development plan under the terms hereof, as hereinafter defined, consistent with its approved Planned Development District (PDD) plan (as hereinafter defined) without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to the County, and for the purpose of providing certain funding and funding sources to assist the County in meeting the service and infrastructure needs associated with the development authorized hereunder;

NOW THEREFORE, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, including the potential economic benefits to both the County and Owner by entering this Agreement, and to encourage well planned development by Owner, the receipt and sufficiency of such consideration being hereby acknowledged, the County and Owner hereby agree as follows:

I. **INCORPORATION.**

The above recitals are hereby incorporated into this Agreement, together with the South Carolina General Assembly findings as set forth under Section 6-31-10(B) of the Act.

II. **DEFINITIONS.**

As used herein, the following terms mean:

"Act" means the South Carolina Local Government Development Agreement Act, as codified in Sections 6-31-10 through 6-31-160 of the Code of Laws of South Carolina (1976), as amended; incorporated herein by reference.

"Adjacent Land" shall mean any real property adjacent to the 95 Logistics Center.

"Agreement" shall mean this Development Agreement as amended by the County and Developer in writing from time to time.

"Association" shall mean one (1) or more property owners' associations established to maintain portions of the Property.

"BJWSA" shall mean the Beaufort/Jasper Water and Sewer Authority, its successors or assigns.

"County" shall mean Jasper County, South Carolina.

"Developer" means Owner and all successors in title or lessees of the Owner who undertake Development of the Property who are transferred in writing from the Owner portions of the Development Rights.

"Development" means the development of portions of the Property and construction of improvements thereon as contemplated in the Zoning Regulations.

"Development Fees" or **"Developer Fees"** shall have the meaning set forth in Paragraph X.I.

"Development Rights" means Development undertaken by the Owner or Developers in accordance with the Zoning Regulations and this Development Agreement.

"95 Logistics Center", "PDD", "Project" or "Property" means that certain tract of land described on Exhibit A, as may be amended with the Agreement of the County and Owner.

"Owner" means SL Hardeeville Industrial Park LLC, its corporate successors and any assignee, whereby such interest is assigned in whole or in part in writing.

"PDD Plan" shall mean the Conceptual Master Plan attached to the Planned Development District as same may be modified by agreement of the Owner and the County.

"Planned Development District" or "PDD Ordinance" means the PDD approved by the Jasper County on _____, 2022, attached hereto as part of Exhibit B.

"Term" means the duration of this agreement as set forth in Section III hereof.

"Zoning Regulations" means the PDD establishing a Planned Development District for the Property, and all the attachments thereto, including but not being limited to the PDD Plan, all narratives, applications, and site development standards thereof (a copy of all of which is attached hereto marked Exhibit C and incorporated herein by reference), all as same may be hereafter amended by mutual agreement of the County and the Owner, this Development Agreement, and the Jasper County Development Ordinance(s) dated _____ as amended through the date of this Agreement except as the provisions thereof may be clarified or modified by the terms of the PDD and this Agreement.

III. TERM.

The term of this Agreement shall commence on the date this Agreement is executed by the County and Owner and terminate ten (10) years thereafter; provided however, that the terms of this Agreement may be renewed for one successive ten (10) year period absent a material breach of any terms of this agreement by the Owner or any Developer during the initial renewal term.

IV. DEVELOPMENT OF THE PROPERTY.

The Property shall be developed in accordance with the Zoning Regulations and this Agreement. All costs charged by or to the County for reviews required by the Jasper County Zoning Ordinance shall be paid by the Owner or Developer or other party applying for such review as generally charged throughout the County for plan review. The County shall, throughout the Term, maintain or cause to be maintained, a procedure for the processing of reviews as contemplated by the Zoning Regulations and this Agreement.

V. CHANGES TO ZONING REGULATIONS.

The Zoning Regulations relating to the Property subject to this Agreement shall not be amended or modified during the Term, without the express written consent of the Owner, except in accordance with the procedures and provisions of § 6-31-80 (B) of the Act, which Owner shall have the right to challenge. Owner does, for itself and its successors and assigns, including Developers and notwithstanding the Zoning Regulations, agrees to be bound by the following:

1. The Owner shall be required to notify the County, in writing, as and when Development Rights are transferred to any other party. Such information shall include the identity and address of the acquiring party, a proper contact person, the location and number of acres of the Property transferred, and the number of residential units and/or commercial acreage, as applicable, subject to the transfer. Developers transferring Development Rights to any other party shall be subject to this requirement of notification, and any entity acquiring Development Rights hereunder shall be required to file with the County an acknowledgment of this Agreement and a commitment to be bound by it.

2. The Owners and Developers, and their respective heirs, successors and assigns agree that all Development, with the exception of irrigation, incidental maintenance facilities, golf courses, earthwork and similar amenities which exist from time to time, and facilities existing at the date of this Agreement will be served by potable water and sewer prior to occupancy, except as otherwise provided herein for temporary use, temporary being defined as one year or less. Septic tanks and/or wells may be allowed with the permission of BJWSA where there is a specific finding that such use for specific portions of the Property will comply with the overall environmental standards.

VI. DEVELOPMENT SCHEDULE.

The Property shall be developed in accordance with the development schedule, attached as **Exhibit D**, or as may be amended by Owner or Developer(s) in the future to reflect actual market absorption. Pursuant to the Act, the failure of the Owner and any Developer to meet the initial development schedule shall not, in and of itself, constitute a material breach of this Agreement. In such event, the failure to meet the development schedule shall be judged by the totality of circumstances, including but not limited to the Owners and Developer(s) good faith efforts to attain compliance with the development schedule. These schedules are planning and forecasting tools only, and shall not be interpreted as mandating the development pace initially forecast or preventing a faster pace if market conditions support a faster pace. The fact that actual development may take place at a different pace, based on future market forces, is expected and shall not be considered a default hereunder. Development activity may occur faster or slower than the forecast schedule, as a matter of right, depending upon market conditions. Furthermore, periodic adjustments to the development schedule which may be submitted unilaterally by Owner / Developers in the future shall not be considered a material amendment or breach of the Agreement.

VII. DENSITY.

Uses and density on the Property shall be the densities and uses as set forth in the Planned Development District approval, Initial Master Plan, and as set forth below:

Up to a maximum of 2,600,000 square feet of distribution center, warehouse, and other related accessory and light industrial uses. The attached PDD depicts the initially planned lay out and expected uses and the expected mix and general location of allowed uses, however, so long as the total square footage of allowed uses does not exceed 2,600,000 square feet, the Owner shall be allowed to alter location and product mix among all allowed uses under the PDD, based upon ongoing project planning and market conditions. Any such changes to exact location, building size, or product mix shall not be considered a material amendment hereto, or an amendment to the attached PDD or the subsequent Initial Master Plan, so long as the total allowed density is not exceeded. Such minor changes will be approved at the staff review level.

VIII. RESTRICTED ACCESS

The Owner and/or each Developer shall have the right (but not the obligation) to create restricted access communities within the Property as long as such limited access does not adversely affect in any material respect adjacent traffic patterns located on public rights-of-way.

IX. EFFECT OF FUTURE LAWS.

Owner and Developers shall have vested rights to undertake Development of any or all of the Property in accordance with the Zoning Regulations, as defined herein and modified hereby, and as may be modified in the future with the approval of the Owner pursuant to the terms hereof, and of this Agreement for the entirety of the Term. Future enactments of, or changes or amendments to the County ordinances, including zoning or development standards ordinances, which conflict with the Zoning Regulations shall not apply to the Property unless the procedures and provisions of §6-31-80 (B) of the Act are followed, which Owner shall have the right to challenge. Notwithstanding the above, the Property will be subject to then current fire safety standards and state and/or federal environmental quality standards of general application.

The parties specifically acknowledge that this Agreement shall not prohibit the application of any present or future building, housing, electrical, plumbing, gas or other standard codes, or any ad valorem tax of general application throughout the County found by the Jasper County Council to be necessary to protect the health, safety and welfare of the citizens of Hardeeville.

X. INFRASTRUCTURE AND SERVICES

The County and Owner recognize that the majority of the direct costs associated with the Development of the Property will be borne by the Owner and Developers, and many other necessary services will be provided by other governmental or quasi-governmental entities, and not by the County. For clarification, the parties make specific note of and acknowledge the following:

A. Private Roads. All roads within the Property shall be constructed by the Owner, Developer or other parties and maintained by such party(ies) and/or Association(s), or dedicated for maintenance to other appropriate entities. The County will not be responsible for the construction of any private roads within the Property, unless the County specifically agrees to do so in the future.

B. Public Roads. All public roads outside the Property that serve the Property are under the jurisdiction of the State of South Carolina regarding access, construction, improvements and maintenance. Owner acknowledges that it must comply with all applicable state statues and rules and regulations of the South Carolina Department of Transportation or its successor regarding access and use of such public roads. Developer shall be responsible for construction of property access improvements as required by SCDOT in conjunction with access mitigation plans. Upon Completion of construction of any such improvements within the SCDOT right of way, and acceptance by SCDOT, the SCDOT shall maintain all roadway improvements within the public road right of way.

C. Potable Water. Potable water will be supplied to the Property by BJWSA or some other legally constituted public or private provider allowed to operate in the County. The County shall not be responsible for any construction, treatment, maintenance or costs associated with water service to the Property unless the County elects to provide such services with the agreement of the applicable utility authority then providing such service to the Property. Owner will construct or cause to be constructed all related infrastructure improvements within the Property, which will be maintained by it or the service provider as provided in any utility agreement between Owner and the service provider.

D. Sewage Treatment and Disposal. Sewage treatment and disposal will be provided by BJWSA or some other legally constituted public or private provider allowed to operate in the County. The County will not be responsible for any treatment, maintenance or costs associated with sewage treatment within the Property, unless the County elects to provide such service with the agreement of the applicable utility authority then providing such service to the Property. Nothing herein shall be construed as precluding the County from providing sewer services to its residents in accordance with applicable provisions of law. Owner will construct or cause to be constructed all related infrastructure improvements within the Property, which will be maintained by it or the provider as provided in any utility agreement between Owner and the service provider.

E. Use of Effluent. Owner agrees that treated effluent will be disposed of only in such manner as may be approved by DHEC and the BJWSA. The County will use good faith efforts to cooperate with the Owner to support Owner in its obtaining gray water in connection with providing irrigation water for the golf courses, and other landscaped areas within

the Property. The Owner or its designee shall have the right to operate an irrigation system to provide irrigation services in connection with all or any portion of the Property, provided such is approved by DHEC or other applicable regulatory authority.

F. Police Services. County shall provide police protection services to the Property on the same basis as is provided to other similarly situated residents and businesses in the County.

G. Fire Services. County shall provide fire protection services to the Property on the same basis as is provided to other similarly situated residents and businesses in the County. Owner acknowledges the jurisdiction of the County's fire department on the Property and shall not interfere or in anyway hinder public safety activities on the Property regardless of whether such may be a restricted access community.

H. Sanitation Services. County shall provide sanitation services and trash collection services to all properties within the Property on the same basis as provided to other similarly situated residents and businesses within the County.

I. Recreation Services. County shall provide recreation services to the Property on the same basis as provided to other similarly situated residents and businesses in the County.

J. Library Services. Such services shall be provided to residents of the Property on the same basis as provided to all other citizens of the County.

K. Emergency Medical Services (EMS). Such services shall be provided to residents of the Property on the same basis as provided to all other citizens of the County.

L. Drainage System. All stormwater runoff, treatment and drainage system improvements within the Property will be designed in accordance with the Zoning Regulations and Best Management Practices then current. All stormwater runoff, treatment and drainage system improvements for the Property shall be constructed by Owner or the Association. The County will not be responsible for any construction or maintenance cost associated with the stormwater runoff, treatment and drainage system within the Property.

M. Storm Water Quality. Protection of the quality in nearby waters and wetlands is a primary goal of the County. The Owners shall be required to abide by all provisions of federal and state laws and regulations, including those established by the Department of Health and Environmental Control, the Office of Ocean and Coastal Resource Management, and their successors for the handling of storm water. Further provisions regarding Storm Water are included within the PDD for this Project.

XI. DEVELOPMENT FEES.

1. To assist the County in meeting expenses resulting from ongoing development, Owner shall pay development fees for Police, Fire, Public Works, Recreation, Administrative, and Community Facilities (“Development Fees”) as follows, as set forth in the Table below:

DEVELOPMENT FEES	AMOUNT
Non-Residential per 1,000 sf	\$250.00 Police <u>660 General</u> \$250.00 Fire \$100.00 Public Works \$50.00 Recreation \$20 Administrative \$10 Community Facilities

2. All Development Fees shall be collected at the time of obtaining a building permit ~~and~~ General Development Fees shall be placed in a separate interest bearing accounts established for Police, Fire, Public Works, Recreation, Administrative and Community Facilities. The County may expend these funds for any purposes designed or provide or enhance such service to the Property account and all such monies shall be utilized, unless otherwise agreed by the County and Owner, to reimburse Owner for the construction of internal and external roadways (which shall be paid by County to Owner within thirty (30) days after substantial completion of each roadway segment out of the first funds in the On-Site Roadway Fund).

3. Notwithstanding any provisions to the contrary contained within this Agreement, the Development Fees are being paid in lieu of any other impact fees, development fees or any

other similar fees presently existing or adopted by the County at any time hereafter during the term of this Agreement; provided, however, the Owner and/or Developers shall be subject to the payment of any and all present or future permitting fees enacted by the County that are of County wide application and that relate to processing applications, development permits, building permits, review of plans, or inspection (no other capital improvement related impact, development or other extractions).

4. Except as set forth in this Agreement, nothing herein shall be construed as relieving the Owner, its successors and assigns, from payment of any such fees or charges as may be assessed by entities other than the County, provided however, if an entity other than the County imposes, or is permitted by County to impose, fees or obligations similar in nature to those contemplated by this Agreement, the Owner shall be entitled to an offset against the Development Fees of this Agreement the amount of such fees or obligations which are collected. It is the intent of the parties that the fees and obligations contemplated by this Agreement are the only obligations which will be imposed upon the Property and that County shall not permit any other governmental authority to impose fees or obligations of a similar nature to that which are contemplated by this Agreement; provided, however, the provisions of this paragraph shall not preclude the County or another governmental authority from imposing a fee of a nature which is not for services or improvements contemplated under this Agreement (i.e., police, fire, roads, parks, schools, libraries and other obligations contemplated under this Agreement or services and improvements contemplated by this Agreement), which are imposed on a consistent basis throughout the area regulated by such governmental authority imposing such obligations. The County or other governing body shall not be precluded by this Agreement from charging fees for delivery of services to citizens or residents (i.e., an EMS response fee or the like), nor from charging fees statutorily authorized in the future (i.e., a real estate transfer fee or the like) which are not collected as a prerequisite to approval of a plat, plan or construction. ~~The County shall, at Owner's request, together with Owner, challenge any developer fee, impact fee or other obligation imposed by other governmental authorities to the extent that such fees or obligations are not specifically permitted to be imposed pursuant to the terms of this Agreement. The Owner and/or Developer shall be responsible for all costs associated with such challenge and may be required to make a deposit of such costs in advance with the County.~~

~~5. The parties hereto recognize that Jasper County may, now or in the future, impose certain development impact fees upon the Property. The interest hereof is that the Owner shall~~

~~not be charged in both jurisdictions for the same impact (development fee) categories, however should a dispute arise as to whether Owner and/or Developer shall pay fees to the County, the Owner and/or Developer shall be responsible for settling such dispute with each party. The same principle shall apply regarding all applicable Development Fee categories hereunder. Owner and the County Manager may meet and agree to resolve any issues that may arise in the future regarding the application of these principles to Development Fees due hereunder, and any such future agreement shall not be deemed a material amendment or breach hereof.~~

5. The Development Fees set forth above are vested for the entire Property and shall not be increased and no other Development Fee or development obligation imposed in connection with the property.

6. Any Development Fees paid and/or credits for Development Fees with respect to property conveyed, services performed and/or money paid as provided in this Agreement may be assigned by the Owner and/or Developer owning such credits and all such credits shall remain valid until utilized. The Owner and/or Developer shall provide written notice of intent to transfer such credits to the County and shall obtain an acknowledgement from the County prior to any such transfer. The County shall recognize all such written assignments of such rights and shall credit same against any Development Fees which are owned pursuant to this Agreement.

~~7. **Tree Planting Fund.** In addition to the Development Fees described above, Owner agrees to make a one-time contribution of one hundred thousand dollars (\$100,000.00) payable within 30 days of approval of this Development Agreement (approval being defined as adoption of an ordinance by Jasper County Council approving the development agreement) or before the first development permit is issued by the City for the project site, whichever comes first, to the County to establish a tree-planting fund, so that trees may be planted by the County at the County's discretion near or adjacent to the Property, to help offset air pollution and to help generally beautify the County. Funds shall be maintained in a separate interest-bearing account. This contribution is in addition to any tree plantings which may be otherwise required on-site as part of any development activity laws applicable hereunder.~~

XI. PERMITTING PROCEDURES:

1. The County agrees that the Owner and/or any Developer is not required to phase development but shall have the right to do so.

2. The County agrees to review all land use changes, land development applications, and plats in an expeditious manner in accordance with County Regulations as modified by the PDD for this Project. Plans will be processed in accordance with the then current County PDD Plan, subdivision plat and development plan procedural requirements. Developer may submit these items for concurrent review with the County and other governmental authorities. County may give final approval to any submission, but will not grant authorization to record plats or begin development construction activities until all permitting agencies have completed their reviews.

3. Signage for the Project is governed by the provisions of the PDD for this Project.

4. The County acknowledges that the Owner and/or Developer has the exclusive right of architectural review regarding improvements and building upon the Property, which may be modified in the future at the discretion of Owner and/or Developer to meet market conditions. Owner and/or Developer shall be responsible for assuring such modifications are in compliance with the Zoning Regulations.

5. The County agrees that the Property is approved and fully vested for intensity, density, development fees, uses and height, and shall not have any obligations for on or off site transportation or other facilities or improvements other than as provided in this Agreement, but must adhere to then current PDD Plan, Master Plan, and subdivision plat and development plan procedural guidelines. The County may not impose additional development obligations or regulations in connection with the ownership or development of the Property, except in accordance with the procedures and provisions of § 6-31-80 (B) of the Act, which the Owner shall have the right to challenge.

6. Roadways (public or private) may utilize swale drainage systems and are not required to have raised curb and gutter systems. If applicable, pedestrian and non-vehicular pathways or sidewalks shall be provided in order to provide interconnectivity between commercial or institutional areas and public gathering areas. Roadway cross sections utilizing swale drainage will be designed, constructed and maintained to meet BMP standards (imposed by regulatory agencies) for stormwater quality. Roadway cross sections will be reviewed at time of proposed construction of such Roadway based upon engineering and planning standards

consistent with the PDD Plan prepared by Developer subject to the approval of the County Planning Administrator.

7. All plan review fees shall be consistent with the fees charged generally in the County.

XII. DEVELOPER ENTITLEMENTS

County acknowledges that Developer is vested with the following items:

1. The County will, to the extent available, promote public transportation which exists within the County to service the Property.

2. The County agrees to grant a non-exclusive franchise for an on-site telecommunications company to Owner on terms consistent with then current franchise agreements. The County acknowledges that the Owner shall not be required to provide easements to any utility companies other than over public streets which may be located within the Property. The County agrees that, upon the request of the Owner, the County will grant easements within public rights-of-way to telecommunication providers which Owner authorizes to provide service within the Property, upon payment of applicable franchise fees to the County. Additionally, the County agrees that it will franchise on terms consistent with then current franchise agreements to such party providing telecommunication services to the Property, a franchise to enable such company to perform such service; provided, however, the County shall have the right to grant other franchises to third party telecommunication companies providing telecommunication services within the County.

3. All drainage systems constructed within the Project shall be owned and maintained by one (1) or more Association(s) which may be established for various portions of the Property and the County shall have no responsibility for the construction, operation or maintenance of such systems. Such systems shall be constructed in compliance with any applicable federal, state, or local requirement.

4. On-site burning will be permitted within the Property upon obtaining applicable permits.

5. The County agrees to cooperate with the Owner and each Developer with county, state and federal roadway permitting in connection with the Development of portions of the Property.

6. County services, including, but not limited to, police, fire, sanitation, recreational parks and other governmental services shall be supplied to the Property in the same manner and to the same extent as provided to other properties within the County, subject to the limitations (if any) of Section X above. Subject to the limitations of Section X above (if any), should the Owner require enhanced services beyond that which is routinely provided within the County, then the County agrees that upon the written request of Owner, it shall negotiate in good faith with the Owner to provide such enhanced services to the Property. Any enhanced services shall be at the sole cost of the Owner and/or Developer.

XIII. COMPLIANCE REVIEWS.

As long as Owner owns any of the Property, Owner or its designee, shall meet with the County, or its designee, at least once, per year, during the Term to review Development completed by Owner in the prior year and the Development anticipated to be commenced or completed by Owner in the ensuing year. The Owner, or its designee, shall provide such information as may reasonably be requested, to include but not be limited to, acreage of the Property sold in the prior year, acreage of the Property under contract, and the number anticipated to be issued in the ensuing year, Development Rights transferred in the prior year, and anticipated to be transferred in the ensuing year. The Owner, or its designee, shall be required to compile this information within a reasonable time after written request by the County.

XIV. DEFAULTS.

The failure of the Owner, Developer or the County to comply with the terms of this Agreement not cured within thirty (30) days after written notice from the non-defaulting party to the defaulting party (as such time period may be extended with regard to non-monetary breaches for a reasonable period of time based on the circumstances, provided such defaulting party commences to cure such breach within such period and is proceeding diligently and expeditiously to complete such cure) shall constitute a default, entitling the non-defaulting party to pursue such remedies that are deemed appropriate, including specific performance; provided however no termination of this Agreement may be declared by the County absent its according

the Owner and any relevant Developer the notice, hearing and opportunity to cure in accordance with the Act; and provided any such termination shall be limited to the portion of the Property in default, and provided further that nothing herein shall be deemed or construed to preclude the County or its designee from issuing stop work orders or voiding permits issued for Development when such Development contravenes the provisions of the Zoning Regulations or this Agreement. A default of the Owner shall not constitute a default by Developers, and default by Developers shall not constitute a default by the Owner. The parties acknowledge that owners of completed buildings within the Project shall not be obligated for the obligations of the Owner or Developer set forth in this Agreement, unless the Property remains under unified ownership or unless such owners of completed buildings have been assigned any rights under this Agreement. In such case, the owners of completed buildings shall also be obligated for obligations set forth in this Agreement.

XV. MODIFICATION OF AGREEMENT.

This Agreement may be modified or amended only by the written agreement of the County and the Owner; such written agreement may be by resolution. No statement, action or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom such change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

This Agreement may be modified or amended as to a portion of the Property only by the written agreement of the County and the Owner of said portion of the Property. No statement, action or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate, or effect an abandonment of this Agreement in whole or in part unless such change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

If an amendment affects less than all the persons and entities comprising the Property Owners, then only the County and those affected persons or entities need to sign such written amendment. Because this Agreement constitutes the plan for certain planned development under the zoning ordinance, minor modifications to a site plan or to development provisions may be made without a public hearing or amendment to applicable ordinances. Any requirement of

this Agreement requiring consent or approval of one of the Parties shall not require amendment of this Agreement unless the text expressly requires amendment, and such approval or consent shall be in writing and signed by the affected parties. Wherever said consent or approval is required, the same shall not be unreasonably withheld.

The master plans are not intended to be rigid, exact site plans for future development. The location of roads, buildings, recreational amenities and other elements may vary at the time of permit applications when more specific designs are available, as long as the maximum densities set herein and the general concept of development suggested by the PDD and Master Plan is followed and respected. Such variations are eligible to be approved at staff level in accordance with the Zoning Regulations.

XVI. NOTICES.

Any notice, demand, request, consent, approval or communication which a signatory party is required to or may give to another signatory party hereunder shall be in writing and shall be delivered or addressed to the other at the address below set forth or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made when communicated by personal delivery or by independent courier service or by facsimile or if by mail on the fifth (5th) business day after the deposit thereof in the United States Mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, consents, approvals or communications to the County shall be addressed to the County at:

To the County: County Administrator
 Jasper County
 PO Box 1149
 Ridgeland, SC 29936

With Copy to: County Attorney
 Jasper County
 PO Box 1149
 Ridgeland, SC 29936

And to the Owner at: The Silverman Group
195 Morristown Road
Basking Ridge, NJ 07920
ATTN: Jimmy Constankis, Vice President
Email: Jimmyc@silvermangroup.net

And: The Silverman Group
195 Morristown Road
Basking Ridge, NJ 07920
ATTN: Holden Sabato, Development Coordinator
Email: holdensabato@silvermangroup.net

And with Copy to: Nexsen Pruet, LLC
205 King Street, Suite 400
Charleston, SC 29401
ATTN: Nicole A. Scott

XVII. ENFORCEMENT.

Any party hereto shall have the right to enforce the terms, provisions and conditions of this Agreement (if not cured within the applicable cure period) by any remedies available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with said enforcement.

XVIII. GENERAL.

A. Subsequent Laws. In the event state or federal laws or regulations are enacted after the execution of this Agreement or decisions are issued by a court of competent jurisdiction which prevent or preclude compliance with the Act or one or more provisions of this Agreement ("New Laws"), the provisions of this Agreement shall be modified or suspended as may be necessary to comply with such New Laws. Immediately after enactment of any such New Law, or court decision, a party designated by the Owners and Developer(s) and the County shall meet and confer in good faith in order to agree upon such modification or suspension based on the effect such New Law would have on the purposes and intent of this Agreement. During the time that these parties are conferring on such modification or suspension or challenging the New Laws, the County may take reasonable action to comply with such New Laws. Should these parties be unable to agree to a modification or suspension, either may petition a court of competent jurisdiction for an appropriate modification or suspension of this Agreement. In addition, the Owner, Developers and the County each shall have the right to challenge the New Law preventing compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

B. Estoppel Certificate. The County, the Owner or any Developer may, at any time, and from time to time, deliver written notice to the other applicable party requesting such party to certify in writing:

1. that this Agreement is in full force and effect,
2. that this Agreement has not been amended or modified, or if so amended, identifying the amendments,
3. whether, to the knowledge of such party, the requesting party is in default or claimed default in the performance of its obligations under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and
4. whether, to the knowledge of such party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

C. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions and understandings among the County and the Owner relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among these parties relative to the matters addressed herein other than as set forth or as referred to herein.

D. No Partnership or Joint Venture. Nothing in this Agreement shall be deemed to create a partnership or joint venture between the County, the Owner or any Developer or to render such party liable in any manner for the debts or obligations of another party.

E. Exhibits. All exhibits attached hereto and/or referred to in this Agreement are incorporated herein as though set forth in full.

F. Construction. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that

ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto.

G. Assignment. Subject to the notification provisions hereof, Owner may assign its rights and responsibilities hereunder to a subsidiary or sister company, or subsequent land owners and Developers.

H. Governing Law. This Agreement shall be governed by the laws of the State of South Carolina.

I. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

J. Agreement to Cooperate. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such action; provided, however, each party shall retain the right to pursue its own independent legal defense.

K. Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

L. No Third Party Beneficiaries. The provisions of this Agreement may be enforced only by the County, the Owner and Developers. No other persons shall have any rights hereunder.

M. Contingencies. This Agreement is contingent on Owner acquiring title to the Property and the approval of the Board of Directors of Owner and the County Council of the Jasper County, South Carolina. Notwithstanding the above, Owner agrees to remain responsible for the payment of the processing fees incurred by the County in reviewing and approving the Planned Development District application and Development Agreement as set forth in Section X (xi) above.

XIX. STATEMENT OF REQUIRED PROVISIONS

A. Specific Statements. The Act requires that a development agreement must include certain mandatory provisions, pursuant to Section 6-31-60 (A). Although certain of these items are addressed elsewhere in this Agreement, the following listing of the required provisions is set forth for convenient reference. The numbering below corresponds to the numbering utilized under Section 6-31-60 (A) for the required items:

1. **Legal Description of Property and Legal and Equitable Owners.** The legal description of the Property is set forth in **Exhibit A** attached hereto. **The present legal Owner of the Property is Eagle Associates of Niagara Frontier, INC., a New York Corporation, or its affiliated entity.**
2. **Duration of Agreement.** The duration of this Agreement shall be as provided in Article III.
3. **Permitted Uses, Densities, Building Heights and Intensities.** A complete listing and description of permitted uses, population densities, building intensities and heights, as well as other development – related standards, are contained in Zoning Regulations, as supplemented by this Agreement.
4. **Required Public Facilities.** The utility services available to the Property are described generally above regarding water service, sewer service, cable and other telecommunication services, gas service, electrical services, telephone service and solid waste disposal. The mandatory procedures of the Zoning Regulations will ensure availability of roads and utilities to serve the residents on a timely basis.
5. **Dedication of Land and Provisions to Protect Environmentally Sensitive Areas.** All requirements relating to land transfers for public facilities are set forth in Article XI above. The Zoning Regulations described above, and incorporated herein, contain numerous provisions for the protection of environmentally sensitive areas. All relevant State and Federal laws will be fully complied with, in addition to the important provisions set forth in this Agreement.

6. **Local Development Permits.** The Development standards for the Property shall be as set forth in the Zoning Regulations. Specific permits must be obtained prior to commencing Development, consistent with the standards set forth in the Zoning Regulations. Building Permits must be obtained under applicable law for any vertical construction, and appropriate permits must be obtained from the State of South Carolina (OCRM) and Army Corps of Engineers, when applicable, prior to any impact upon freshwater wetlands. It is specifically understood that the failure of this Agreement to address a particular permit, condition, term or restriction does not relieve the Owner, its successors and assign, of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions, unless otherwise provided hereunder.
7. **Comprehensive Plan and Development Agreement.** The Development permitted and proposed under the Zoning Regulations and permitted under this Agreement is consistent with the Comprehensive Plan and with current land use regulations of the County, which include a Planned Development District for the Property.
8. **Terms for Public Health, Safety and Welfare.** The County Council finds that all issues relating to public health, safety and welfare have been adequately considered and appropriately dealt with under the terms of this Agreement, the Zoning Regulations and existing laws.
9. **Historical Structures.** Any cultural, historical structure or sites will be addressed through the applicable federal and state permitting process at the time of development, as required by applicable State regulations. No such structures or sites are known to exist.

[SEPARATE SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES: SL HARDEEVILLE INDUSTRIAL PARK LLC

By: _____

Its: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF JASPER)

I HEREBY CERTIFY, that on this ____ day of _____, 2022. before me, the undersigned Notary Public of the State and County aforesaid, personally appeared the duly authorized official of _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Notary Public for South Carolina
My Commission Expires: _____

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES:

COUNTY OF JASPER, SOUTH CAROLINA

By: _____

Its: _____

STATE OF SOUTH CAROLINA.

)

COUNTY OF JASPER.

)

ACKNOWLEDGMENT

)

I HEREBY CERTIFY, that on this ____ day of _____, 2022. before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, as the appropriate officials of Jasper County, South Carolina, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT A
TO DEVELOPMENT AGREEMENT

PROPERTY DESCRIPTION

Being all those certain pieces, parcels, or tracts of land located in Jasper County, South Carolina, containing_____.

EXHIBIT B
TO DEVELOPMENT AGREEMENT
PLANNED DEVELOPMENT DISTRICT

The Planned Development District approval for the 95 Logistics Center (the Property hereunder), as approved by the County Council on _____, is hereby incorporated herein by reference, to include all drawings, plans, narratives and documentation submitted therewith, as fully as if attached hereto. The parties hereto may elect to physically attach said documents hereto, or may rely upon the above stated incorporation by reference, at their discretion.

EXHIBIT C
TO DEVELOPMENT AGREEMENT
ZONING REGULATIONS

1. The Jasper County Zoning Ordinance, as codified through Supplement ____
2. The Planned District Development (PDD) dated _____ and adopted by Jasper County by Ordinance Number _____ on _____.
3. This Development Agreement, which shall control in the event of any conflict with the above referenced Ordinance or PDD.

EXHIBIT D
TO DEVELOPMENT AGREEMENT
DEVELOPMENT SCHEDULE

Development of the Property is expected to occur over the 10-year term of the Agreement, with the sequence and timing of development activity to be dictated largely by market conditions. The following estimate of expected activity is hereby included, to be updated by Owner as the development evolves over the term:

Year(s) of Commencement / Completion					
Type of Development	2022	2023	2024	2025	2026
	Site Work				Any Remaining

As stated in the Development Agreement, Section VI, actual development may occur more rapidly or less rapidly, based on market conditions and final product mix.

EXHIBIT E

TO DEVELOPMENT AGREEMENT

Commercial Fees

(Attached)

Summary report:	
Litéra® Change-Pro 10.0.0.20 Document comparison done on 2/16/2022	
11:24:58 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://DMS/NPCOL1/9111172/3	
Modified DMS: iw://DMS/NPCOL1/9111172/4	
Changes:	
Add	8
Delete	13
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	21

AGENDA ITEM:

XI

New Business item A



Jasper County Clerk to Council

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-3696

Wanda Simmons
Clerk to County Council
wsimmons@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	03.07.2022
Project:	LCOG Workforce Board Appointment Requests
Request:	Appoint 2 members to the LCOG Workforce Board
Recommendation:	Approval of the 2 members as requested by Mr. Michael Butler of the Lowcountry Council of Governments

Description:

Mr. Michael Butler, Workforce Development Director of the Lowcountry Council of Governments has asked that Jasper County Council appoint Mr. James Williams and Mr. Roy Dupont to the Lowcountry Workforce Board seats to be filled by Jasper County. Mr. Butler has also included each of their Perspective Workforce Board Member BIO Forms for your review.

Request: We request approval of Mr. James Williams and Mr. Roy Dupont to the Lowcountry Workforce Board seats to be filled as per the request of Mr. Michael Butler of the Lowcountry Council of Governments.

Agenda Item New Business Item A:

Perspective Workforce Board Member:

Mr. James Williams

Feb 2, 2022

Ms. Clark
Chair Woman Jasper County Council

Re: Jasper County LWB Appointment

Dear Ms. Clark

We are seeking the appointment of James Williams to the Lowcountry Workforce Board seat to be filled by Jasper County.

Please consider appointing this nominee by signing and returning the original, appointment form to me. This can be done either by scanning and emailing the original or hard copy via mail. A timely turnaround of this appointment is greatly appreciated as always.

If you have any questions or concerns, please don't hesitate to call. Thank you so much for all of your help.

Sincerely,

Michael V. Butler
Workforce Development Director
Lowcountry Workforce Area

**Lowcountry Workforce Board
Appointment**

Feb 2, 2022

The following Jasper seat requires appointment on the Lowcountry Workforce Board:

One (1) Government Representative

The following nominations have been received:

Government Representative

James Williams Director, Beaufort/Jasper EOC

As Chief Elected Official for Jasper County, I hereby appoint the individual listed above to serve as Jasper County representatives on the Lowcountry Workforce Board.

Barbara B. Clark
Chair Woman
Jasper County Council

Date

Perspective Workforce Board Member BIO Form

Lowcountry Council of Governments

Full Name: James G. Williams

Mailing Address: PO Drawer 9 Beaufort, SC 29901

Telephone: 843-255-7221 **Email Address:** jgwilliams@thebeoc.org

Current Role/Position: Director of Community Services for Beaufort Jasper EOC

In lieu of answering the next few questions, please feel free to attach a résumé.

Professional/Business/Volunteer affiliations:

Executive Director Beaufort Jasper EOC

President South Carolina Community Action Partnership Directors Association

Deputy Director South Carolina High School League District 8

Membership in other organizations:

Greater Island Council

Exchange Club

Beaufort County First Steps

What are some of your previous volunteer experiences or leadership roles?

Vice President Beaufort County Exchange Club

Treasurer Beaufort County First Step Board of Directors

Sheldon Township Community Support Partnership

What appeals to you about board service as a volunteer activity?

The opportunity to serve my community

To make a real difference

Helping people, Changing lives.

Agenda Item New Business Item A:

Perspective Workforce Board Member:

Mr. Roy Dupont

Feb 8, 2022

**Ms. Clark
Chair Woman Jasper County Council**

Re: Jasper County LWB Appointment

Dear Ms. Clark

We are seeking the appointment of Roy Dupont to the Lowcountry Workforce Board seat to be filled by Jasper County.

Please consider appointing this nominee by signing and returning the original, appointment form to me. This can be done either by scanning and emailing the original or hard copy via mail. A timely turnaround of this appointment is greatly appreciated as always.

If you have any questions or concerns, please don't hesitate to call. Thank you so much for all of your help.

Sincerely,



**Michael V. Butler
Workforce Development Director
Lowcountry Workforce Area**

**Lowcountry Workforce Board
Appointment**

Feb 8, 2022

The following Jasper seat requires appointment on the Lowcountry Workforce Board:

One (1) Business Representative

The following nominations have been received:

Business Representative

Roy Dupont Director of Sales & Recruiting Coastal Employment

As Chief Elected Official for Jasper County, I hereby appoint the individual listed above to serve as Jasper County representatives on the Lowcountry Workforce Board.

Barbara B. Clark
Chair Woman
Jasper County Council

Date

Perspective Workforce Board Member BIO Form

Lowcountry Council of Governments

Full

Name: Roy Dupont

Mailing Address:

1122 Long Rd. Tillman, SC 29943

Telephone:

843-505-2073

Email

Address

roy@coastalemployment.net

Current Role/Position:

Director Of Sales & Recruiting

In lieu of answering the next few questions, please feel free to attach a résumé.

Professional/Business/Volunteer affiliations:

I'm affiliated with several businesses across the low country. Examples: Le Creuset, Beaufort – Jasper Water & Sewer Authority, Brays Island Plantation, Nupi Americas Inc., Strauss Global Law Firm and many more.

I'm closely affiliated with SC WORKS (The Unemployment office) and Bluffton Self – Help

I also work closely with TCL

Membership in other organizations:

I'm a member of the Palmetto State Gospel Music Association

I'm also a member of GMWA (Gospel Music Workshop Of America) Founded by Rev. James Cleveland.

What are some of your previous volunteer experiences or leadership roles?

Before COVID I volunteered on Saturdays to help with some of the youth groups in Jasper County.

I also manage a Gospel Quartet Group called The Spiritual Knights

What appeals to you about board service as a volunteer activity?

Being able to build relationships and getting more involved with what's going on in our community and learning what's to come. Wanting to be a voice and an extra set of eye's serving our community.

Roy Jamal Dupont
(843) 505-2073
1122 Long Rd. Tillman, SC 29943

Career Summary:

Highly dedicated and energetic with strong communication, leadership and interpersonal skills. Experience includes customer service, warehouse, inside and outside sales, security, management, janitorial and transportation.

Employment History:

COASTAL EMPLOYMENT, Bluffton, South Carolina (03/2012-Present)

Director of Sales and Recruiting

- Over see the growth of sales for the entire company that consists of three branches. Light Industrial, Medical, and Clerical/Professional
- Assist the recruiters and sale staff with identifying creative ways to recruit and assist the clients.
- Work closely with the branch managers to ensure we hit weekly and quarterly goals.
- Meet weekly with the owner to create and monitor the budget.
- Work with the clients to assist them with their quarterly and yearly budget
- Assist the clients with identifying their staff needs and employment growth

Sales

- Made cold calls and developed relationships with potential clients
- Assist the clients with determining what their needs are and what the pay range should be.
- Work alongside the recruiters to discuss the client needs

Dispatcher / Recruiter

- Review all job orders placed by clients and match them with a temporary employer.
- Check in with drivers to ensure routes/drop offs.
- Recruit new temporary employees for future jobs. Update daily work orders.

DUPONT AUTO TRANSPORT, Ridgeland, South Carolina (06/2011-01/2012)

Owner/Driver

- Transported vehicles from one state or location to another.
- Developed client relationships.

ISLAND PACKET, Bluffton, South Carolina (2010-2011)

Maintenance

- Cleaned and maintained the bathrooms, break rooms and hallways
- Ordered and put up cleaning products.

HAGEMEYER, Bluffton, South Carolina (2007-2011)

Electrical Sales Associate

- Assist customers with orders, answer phones, order and put up stock, operated forklift, load and unload materials in warehouse, make deliveries and create advertising ideas.

ELDER-BEERMAN, Green Bay, Wisconsin (2004-2006)

Sales Associate, Home Store

- Assist customers in the selection and purchase of home store items.
- Move stock to floor; price and display merchandise.
- Provide customer assistance in the areas of complaints and returns.

SECURITAS SECURITY, Green Bay, Wisconsin (2004-2006)

Security Guard

- Ensure safety of plant and meat processing building at American Foods.
- Observe pressure of processing equipment and temperatures of generators and trailers.
- Monitor parking lots and address issues with inappropriate parking.

TITAN INDUSTRIAL, Greenville, South Carolina (2004)

Outside Sales/ Independent Contractor

- Traveled to businesses and sold generators and air compressors to building contractors.
- Developed new customers through cold calls and follow-up.
- Maintained 80% success rate for sales of equipment with an approximate value of \$6,000.

SEARS, ROEBECK & CO., Greenville, South Carolina (2002-2004)

Lead Manager, Home Store 2003-2004

- Oversaw employees, merchandise and customer satisfaction in the home store department, ranking #1 in sales and credit for the 2-state district.
- Supervised and scheduled five Sales Associates; utilized mainframe computer in assigning hours.
- Met with Sales Associates daily; reviewed sales, responsibilities and credit goals.
- Reviewed hourly associate reports.
- Completed incident/accident reports for customers and employees.
- Observed shoplifters and assisted security in completing reports.

Cashier 2002-2003

- Assisted customers in locating and purchasing items in various departments.
- Prices and displayed store merchandise.
- Was promoted to Lead Manager after six months of employment.

CALAWASSIE ISLAND, Hilton Head, South Carolina (1997-2002)

Golf Course Attendant (Part-time while attending school)

- Assisted golfers with golf bags and carts.
- Arranged and scheduled tee times and tournaments.

Education:

ECPI College of Technology, Greenville, South Carolina
Business Management Courses, 2004

Greenville Tech, Greenville, South Carolina
Associate Degree, Auto Body, 2004

Jasper County High School, Hilton Head, South Carolina
2002 Graduate

- National Honor Society, Member
- Varsity Football, Team Captain

AGENDA ITEM:

XI

New Business item B



Jasper County Clerk to Council

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-3696

Wanda Simmons
Clerk to County Council
wsimmons@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	03.07.2022
Project:	Board of Assessors New Appointment
Request:	Appoint a new member to the Jasper County Board of Assessors
New Appointment For:	Seat # 02-BOA
Reappointment For:	None
Recommendation:	Approval of a New Board of Assessors Member

Description:

We have a seat that is vacant on the Board of Assessors (Seat # 02-BOA).
We currently have two candidates for this seat for a 4-year term:

Mr. Robert "Keith" Horton
Mr. Patrick Standish

Both have been recommended by Mrs. Susan Waite of the Assessor's Office.

Request: We ask that one candidate be appointed to the seat of 02-BOA for a 4 year term beginning on 03.07.2022 and ending on and the term ending on 12.31.2025

COMMITTEE / BOARD / COMMISSION
APPOINTMENT APPLICATION



CITIZEN BIOGRAPHICAL SKETCH:

Request for Appointment (X) or Re-Appointment ()
Please print or type

Committee(s): JASPER County Board of Assessors

Recommended By: Susan Waite

Name: Robert "Keith" Horton
FIRST MIDDLE LAST

Home address: 737 Log Haul Rd, Ridgeland SC 29936

Mailing address (if different): N/A

Telephone: 843-726-6277 843-726-9599 843-476-9570
HOME BUSINESS CELL

Email Address: Keith@SouthernHometown.com

Employer: Southern Hometown Realty, LLC

Employer Address: 7992 E. Main Street, Ridgeland SC 29936

Occupation: Real Estate Agent/Broker Education: _____

Boards, Committee's, Civic Clubs, Etc. Jasper County Chamber Director
(use back of sheet if necessary)

Experience: REAL Estate Broker, Insurance Adjuster, Firefighter
(use back of sheet if necessary)

Other Activities: Camping, Fishing, Hunting, Sports
(use back of sheet if necessary)

County Council District: Pocotaligo

Are you a registered voter: YES In what precinct do you vote: Gillisonville

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? NO If so, please list on the back of this sheet.

I have received a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that I am volunteering to serve on. I agree to uphold and abide by the responsibilities to the best of my abilities. I understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards, Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. I further agree to be bound by the rules and regulations of Jasper County Council.

Applicant's Signature: [Handwritten Signature]

Return via mail or email to:
Wanda Simmons, Clerk to Council
Jasper County Council
PO Box 1149, Ridgeland, SC. 29936
Email: wsimmons@jaspercountysc.gov

COMMITTEE / BOARD / COMMISSION
APPOINTMENT APPLICATION



CITIZEN BIOGRAPHICAL SKETCH:

Request for Appointment () or Re-Appointment ()

Please print or type

Committee(s): Jasper County Board of Assessor Appeals

Recommended By: MRS. SUSAN WHITE

Name: Patrick A Standish
FIRST MIDDLE LAST

Home address: 315 Heritage Woods Drive, Ridgeland S.C. 29936

Mailing address (if different): Same as Above

Telephone: 843-726-3014 843-258-1160
HOME BUSINESS CELL

Email Address: fieldmse@yahoo.com

Employer: SELF-REATOR, Retired Fire Captain (PARAME)

Employer Address: Legacy Realty P.O. Box 2197, Ridgeland S.C. 29936

Occupation: REATOR Education: High School Graduate →

Boards, Committee's, Civic Clubs, Etc. MUSCULAR DYSTROPHY ASSOCIATION →

Experience: 7 YEARS AS LICENSED, PRACTICING REAL ESTATE AGENT
(use back of sheet if necessary)

Other Activities: See Reverse
(use back of sheet if necessary)

County Council District: COOSAWATCHIE 1912 Township ?

Are you a registered voter: Yes In what precinct do you vote: Gillisonville

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? yes If so, please list on the back of this sheet. →

I have received a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that I am volunteering to serve on. I agree to uphold and abide by the responsibilities to the best of my abilities. I understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards, Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. I further agree to be bound by the rules and regulations of Jasper County Council.

Applicant's Signature: [Signature]
(Patrick A. Standish)

Return via mail or email to:
Wanda Simmons, Clerk to Council
Jasper County Council
PO Box 1149, Ridgeland, SC. 29936
Email: wsimmons@jaspercountysc.gov

AGENDA ITEM:

XI

New Business item C



Jasper County Clerk to Council

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-3696

Wanda Simmons
Clerk to County Council
wsimmons@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	03.07.2022
Project:	TCL Requests that a County Council Member be appointed to their Board as an Ex-Officio Member
Request:	Appoint 1 County Councilmember to the Technical College of the Lowcountry Board as an Ex-Officio Member
Recommendation:	Approval of a County Councilmember appointment to the Technical College of the Lowcountry Board as an Ex-Officio Member

Description:

The Technical College of the Lowcountry has asked that Jasper County Council appoint one County Councilmember to serve on their Board as an Ex-Officio Member.

Request: We request the appointment of a County Councilmember to serve on the TCL Board as an Ex-Officio Member as requested.

AGENDA ITEM:

XI

New Business item D

**Work Authorization No. 21 for Professional Services
Between
JASPER COUNTY, SOUTH CAROLINA
And
HOLT CONSULTING COMPANY, LLC**

Project Location: Ridgeland Claude-Dean Airport Project Number: SC1001-21

Project Name: South Apron Expansion (Design/Bid/Permit)

It is agreed to undertake the following work in accordance with the provisions of the Master Agreement for Professional Services dated November 15, 2021 between **JASPER COUNTY, SOUTH CAROLINA** and **HOLT CONSULTING COMPANY, LLC**.

Scope of Services: This agreement covers design, bidding and permitting for southward expansion of the existing terminal aircraft parking apron. Design will include roughly doubling/mirroring the existing apron footprint, including grading, drainage, paving, lighting, marking, and erosion control required for the work and as shown on Attachment C, Scope of Work Sketch. Work shall be designed and bid in accordance with Jasper County procurement regulations.

Method of Payment: For services rendered in accordance with Attachment A, the consultant shall be paid the following amounts:

Basic Services

Design (Tasks 1-3)	\$64,500.00	(Lump Sum)
Bidding (Task 4)	\$8,652.00	(Lump Sum)

Special Services

Grant Services(Task 5)	\$1,961.00	(Lump Sum)
Pre-Design Geotechnical (Task 6)	\$6,100.00	(Lump Sum)
SCDHEC Permitting (Task 7)	\$7,990.00	(Lump Sum)
FAA 7460 (Task 8)	\$990.00	(Lump Sum)

TOTAL AMOUNT	\$90,193.00	
---------------------	--------------------	--

Schedule: Professional services will not commence until Jasper County approves contract and gives notice to proceed. Estimated total time is approximately 180 calendar days from the Notice to Proceed.

Agreed as to scope of services, time schedule, and budget:

Russell A. Holt
For: **HOLT CONSULTING COMPANY, LLC**

For: **JASPER COUNTY, SOUTH CAROLINA**

Date: *FEBRUARY 14, 2022*

Date: _____

- Attachments: A - Scope of Work
B - Fee Breakdown and Manhour Estimate
C - Scope of Work Sketch

Ridgeland-Claude Dean Airport (3J1)**South Apron Expansion Project (Design/Bid/Permit)**

Scope of Services – Work Authorization No. 21

Project Description

Ridgeland-Claude Dean Airport intends to construct an apron expansion, located south of the existing terminal aircraft parking apron. The apron will be sized to roughly double the existing apron area. This project will provide design, bidding and permitting services for the new apron expansion (grading, drainage, paving, edge lighting, apron mast lights, signage, marking, and erosion control). This design will be funded with local Jasper County and South Carolina Department of Commerce funds. As such, the bid documents will be developed to meet Jasper County procurement regulations and to encourage multiple bidders for the project. Specifications shall follow SCDOT requirements where applicable and FAA requirements where no SCDOT specifications exist.

Below are a few additional items that will be taken into consideration during design:

- Design of apron expansion will be sized to fit a target budget of \$1,000,000 (including professional services and construction).
- No aircraft tiedowns will be installed in the new apron pavement. It will be utilized for itinerant aircraft arrivals and potential overnight parking.
- Utilizing SCDOT specifications for new apron pavement as previously approved by FAA.

The project will include the following Civil Engineering Services:

General

- Project Management
 - General Coordination with Client, Jasper County and SCDHEC.
- Client Meetings and Correspondence
 - Zoom/Teams Review Meeting after 60% submittal
- Internal Quality Control
- Contract preparation including coordination with Jasper County.

Design

- Construction Phasing
- Asphalt Pavement Design
 - Confirmation of pavement design used in Phase 4 project.
- Apron Expansion Plan – Geometric layout
- Apron Expansion Plan - Grading and Drainage Design
- Taxiway Edge Lighting and signage to match that of the existing apron connector taxilane.

- Apron Mast Lighting – repackage design of four (4) mast lights from the Phase 4 project that were not constructed and extend mast lights to end of south apron expansion.

Permitting

- Jasper County Site Development permit
- SCDHEC-OCRM Notice of Intent permitting
- FAA Obstruction Evaluation and Airport Airspace Analysis (OE/AAA) – Form 7460

Documentation

- Drawings
- Project Manual and Technical Specifications
- Engineer's Cost Estimate

Grant Services

- Assistance in Preparation of South Carolina Department of Commerce Grant Application
- Prepare SCAC Grant Application

This scope does not include:

- Environmental Services
- Field Survey specific to this project.
- Construction Phase Services (to be covered by future contract after scope of construction project is known)

Geotechnical and Survey

- Geotechnical pre-design testing is included and is limited to four (4) soil borings within the new apron expansion footprint. Information available from previous design projects in this area will be used to supplement the new boring data.
- As-built survey from previous project will be utilized for design of the apron expansion project.

Permitting

Permitting services include meeting with the permitting agencies, application preparation and submission, preparation of exhibits, and addressing comments. Due to small size of this project, stormwater permitting will not be required. The following permit and approvals will be obtained:

- FAA Obstruction Evaluation and Airport Airspace Analysis (OE/AAA) – Form 7460
- Jasper County Development Permit.
- SCDHEC NOI Permit

Environmental

None. This entire site was included in 2014 Environmental Assessment approved by FAA. The site was previously site prepared for this project.

Permit Fees

All permit fees associated with permitting items listed above will be paid by Jasper County.

Other Provisions

- Jasper County and Ridgeland-Claude Dean Airport will provide Holt Consulting and the sub-consultants access to the site and all available information pertinent to this project. This includes access to as-built drawings, and documents on existing conditions within the project limits.
- Jasper County may negotiate additional contract(s) with Holt Consulting for services beyond the scope of this project.

Deliverables

The following items will be provided to the Airport throughout the project.

- 60% Meeting Notes
- 60% Design Submittal (Plans, Engineer's Estimate, Project Manual, Outline Technical Specifications)
- 100% Design Submittal (Plans, Project Manual, Specifications, and Engineer's Estimate)
- FAA 7460 Submittals
- SCDHEC Permits

Bidding

Bidding phase services are included in this contract. Bidding will include coordination with bidders, distribution of online bidding documents, monitoring of planholders list, answering bidder questions during bid period, issuance of addenda, bid tabulation, bid evaluation, bid award recommendation and preparation of construction documents. Bidding phase services does not include attendance at pre-bid meeting or bid opening.

Schedule

Estimated Notice-To-Proceed Date: December 2022 (Once costs of terminal building and fuel farm projects are known)

Project Design and Permitting: 120 Calendar Days

Project Bidding: 30 Calendar Days

Total Project Duration: 150 Calendar Days (**Note: duration does not include construction**)

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

BASIC SERVICES

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

Task 1 - Project Management and General Coordination	\$3,381.00
Task 2 - Preliminary Documents (60%)	\$35,118.00
Task 3 - Construction Documents (100%)	\$26,001.00
Task 4 - Bidding Phase	\$8,652.00

TOTAL BASIC SERVICES: \$73,152.00

SPECIAL SERVICES

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

Task 5 - Grant Services	\$1,961.00
Task 6 - Pre-Design Geotechnical Services	\$6,100.00
Task 7 - SCDHEC Permitting Services	\$7,990.00
Task 8 - Form 7460 and CSPP	\$990.00

TOTAL SPECIAL SERVICES: \$17,041.00

GRAND TOTAL (Rounded): **\$90,193.00**

Estimated DBE Participation Percentage: 41.8%
DBE Firms: Aulick/SCI/Ohmega

Note: Each Individual Task Total is Rounded up to the nearest \$1.

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOOR ESTIMATE

BASIC SERVICES						
CLASSIFICATION	RATES	TASK 1	TASK 2	TASK 3	TASK 4	TOTAL
		PROJ. MGMT. GEN. COORD.	60% SUBMITTAL	100% SUBMITTAL	BIDDING PHASE	
		HOURS	HOURS	HOURS	HOURS	HOURS
Principal	\$ 79.67	0	0	0	0	0
Project Manager	\$ 62.50	14	24	16	12	66
Sr. Engineer	\$ 59.38	0	0	0	0	0
Engineer	\$ 45.31	4	52	40	20	116
Designer	\$ 39.06	0	20	12	0	32
Technician	\$ 32.81	0	36	24	4	64
Technical Assistant	\$ 25.00	0	8	6	6	20
TOTAL HOURS		18	140	98	42	298
TASK COST		\$1,056.20	\$6,018.50	\$4,218.60	\$1,937.40	\$13,230.70
TOTAL DIRECT LABOR COST =						\$13,230.70
OVERHEAD (190.99%) =						\$26,269.00
PROFIT (10%) =						\$3,850.00
TOTAL BURDENED LABOR =						\$42,350.00
<u>DIRECT EXPENSES</u>						
Travel		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lodging		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Per Diem		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing		\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Postage		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Subconsultant		\$0.00	\$15,853.00	\$12,498.00	\$1,926.00	\$30,277.00
TOTAL EXPENSES		\$0.00	\$15,853.00	\$12,498.00	\$2,451.00	\$30,802.00
TOTAL COSTS =						\$73,152.00

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT
SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES						
	<u>TASK 5</u>	<u>TASK 6</u>	<u>TASK 7</u>	<u>TASK 8</u>		
	GRANT	GEOTECHNICAL	SCDHEC	FORM 7460		
	SERVICES	SERVICES	PERMIT	SUBMISSION		
CLASSIFICATION	RATES	HOURS	HOURS	HOURS	HOURS	TOTAL
						HOURS
Principal	\$ 79.67	0	0	0	0	0
Project Manager	\$ 62.50	4	3	2	1	10
Sr. Engineer	\$ 59.38	0	0	0	0	0
Engineer	\$ 45.31	8	0	0	2	10
Designer	\$ 39.06	0	0	0	4	4
Technician	\$ 32.81	0	0	0	0	0
Technical Assistant	\$ 25.00	0	0	0	0	0
TOTAL HOURS		12	3	2	7	24
TASK COST		\$612.50	\$187.50	\$125.00	\$309.40	\$1,234.40
				TOTAL DIRECT LABOR COST =		\$1,234.40
				OVERHEAD (190.99%) =		\$2,358.00
				PROFIT (10%) =		\$359.00
				TOTAL BURDENED LABOR =		\$3,951.00
<u>DIRECT EXPENSES</u>						
Travel		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lodging		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Per Diem		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subconsultant(s)		\$0.00	\$5,500.00	\$7,590.00	\$0.00	\$13,090.00
TOTAL EXPENSES		\$0.00	\$5,500.00	\$7,590.00	\$0.00	\$13,090.00
TOTAL COSTS =						\$17,041.00

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

GENERAL

1. Project Management/General Coordination

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Contract Preparation w/ Owner		2					
Contract Preparation w/ 3 Subconsultants		2		4			
Coordination with Subconsultants		8					
Prepare and Attend 1 Teams Meeting (60%)		2					
Totals:	0	14	0	4	0	0	0
<u>Other Direct Costs:</u>							
Travel (1 trip)	\$	-					
Lodging	\$	-					
Per Diem	\$	-					
Printing	\$	-					
Postage	\$	-					

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT
 SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

2. 60% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
<u>PLANS</u>		<u>QTY</u>					
Cover Sheet / Index of Drawings	1					1	
Summary of Quantities	1					2	
Construction Safety & Phasing Plan	1	2		2		4	
General Notes/Safety Phasing Notes	2			1		2	
Soil Boring Plan and Log	1	2		2		4	
Staking and Demolition Plan	1	1		4		4	
Grading and Drainage Plan & Profile	1	2		12	20	8	
Pavement Marking Plan & Details	1			2		4	
Typical Sections and Paving Details	1	1		2		4	
Storm Drainage Details	2			1		2	
Airfield Electrical Legend and Notes	2			<i>Included in Ohmega's Lump Sum Price</i>			
Lighting Layout Plan	1			<i>Included in Ohmega's Lump Sum Price</i>			
Lighting Photometric Plan	1			<i>Included in Ohmega's Lump Sum Price</i>			
Electrical Details	8			<i>Included in Ohmega's Lump Sum Price</i>			
ES&PCP Notes	2			<i>Included in Aulick's Lump Sum Price</i>			
Overall Erosion, Sediment and Pollution Plan	1			<i>Included in Aulick's Lump Sum Price</i>			
Initial Phase ES&PCP	1			<i>Included in Aulick's Lump Sum Price</i>			
Grading Phase ES&PCP	1			<i>Included in Aulick's Lump Sum Price</i>			
Final Phase ES&PCP	1			<i>Included in Aulick's Lump Sum Price</i>			
Erosion Control Details	6			<i>Included in Aulick's Lump Sum Price</i>			
Estimated No. of Sheets	36						
<u>60% DESIGN</u>							
Pavement Design		2		2			
Quantity Calculations (60%)		4		8			

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT
 SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

2. 60% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare (60%) Project Manual including notification documents, bidding forms, contract and forms, based on Jasper County Procurement		6		12			6
Assemble Documents and Make Submittal for 60% Milestone						1	2
Prepare 60% Engineer's Estimate		2		4			
Quality Review		2					
Totals:	0	24	0	52	20	36	8

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	(60% Plans and Specs, provided in PDF format only)
Postage	\$	-	(60% Plans and Specs by email only)
Sub-Consultant - Ohmega	\$	8,412.00	(60% Electrical Plans and Specs)
Sub-Consultant - Aulick	\$	6,000.00	(60% Erosion Control Plans and Specs)

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT
SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

3. 100% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
<u>PLANS</u>							
	<u>QTY</u>						
Cover Sheet / Index of Drawings	1					1	
Summary of Quantities	1					2	
Construction Safety & Phasing Plan	1	2		2		4	
General Notes/Safety Phasing Notes	2			1		1	
Soil Boring Plan and Log	1	2		2		2	
Staking and Demolition Plan	1	1		6		4	
Grading and Drainage Plan	1	2		8	12	4	
Pavement Marking Plan & Details	1			2		2	
Typical Sections and Paving Details	1	1		2		2	
Storm Drainage Details	2			1		2	
Airfield Electrical Legend and Notes	2			<i>Included in Omega's Lump Sum Price</i>			
Lighting Layout Plan	1			<i>Included in Omega's Lump Sum Price</i>			
Lighting Photometric Plan	1			<i>Included in Omega's Lump Sum Price</i>			
Electrical Details	8			<i>Included in Omega's Lump Sum Price</i>			
ES&PCP Notes	2			<i>Included in Aulick's Lump Sum Price</i>			
Overall Erosion, Sediment and Pollution Plan	1			<i>Included in Aulick's Lump Sum Price</i>			
Initial Phase ES&PCP	1			<i>Included in Aulick's Lump Sum Price</i>			
Grading Phase ES&PCP	1			<i>Included in Aulick's Lump Sum Price</i>			
Final Phase ES&PCP	1			<i>Included in Aulick's Lump Sum Price</i>			
Erosion Control Details	6			<i>Included in Aulick's Lump Sum Price</i>			
Estimated No. of Sheets	36						
<u>100% DESIGN</u>							
Quantity Calculations (100%)				2			
Prepare (100%) Project Manual including notification documents, bidding forms, contract and forms, general provisions, general specifications, and technical specifications.		2		8		4	

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

3. 100% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare responses to 60% Design Review Comments		2		2			
Assemble Documents and Make Submittal for 100% Milestone				2			2
Prepare 100% Engineer's Estimate		2		2			
Quality Review		2					
Totals:	0	16	0	40	12	24	6

Other Direct Costs:

Travel	\$ -	
Lodging	\$ -	
Per Diem	\$ -	
Printing	\$ -	(100% Plans and Specs, provided in PDF format only)
Postage	\$ -	(100% Plans and Specs by email only)
Sub-Consultant - Ohmega	\$ 7,362.00	(100% Electrical Plans and Specs)
Sub-Consultant - Aulick	\$ 4,000.00	(100% Erosion Plans and Specs)

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT
 SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)
 HOUR ESTIMATE

BIDDING

4. Bidding Phase

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Assist Owner in distribution of plans for project		1		1			
Maintain Record of Potential Bidders		1		1			
Prepare, Attend, and Document Pre-Bid Conference (NOT INCL.)							
Attend Bid Opening - (NOT INCL.)							
Bid Tabulation, Review and Recommendation of Award		4		4			
Construction Contract Preparation				2			2
Prepare and Distribute Conformed Documents						2	4
General Coordination With Bidders (includes answering questions and issuing addenda as necessary)		6		12		2	
Totals:	0	12	0	20	0	4	6

Other Direct Costs:

Travel (1 Trips)	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	500.00	(IFC Documents, 1 full size, 3 half size, 4 project manuals)
Postage	\$	25.00	
Electrical Sub-Consultant Total	\$	1,751.00	<i>Ohmega</i>

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES

5. Grant Services

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Assist with SC Department of Commerce Grant Application		4					
Prepare SCAC Grant Application				8			
Totals:	0	4	0	8	0	0	0

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	
Postage	\$	-	
Subconsultant Total:	\$	-	None

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT
SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)
HOUR ESTIMATE

GEOTECH

6. Pre-Design Geotechnical Services

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
Prepare & Coordinate Geotechnical Sub-Consultant RFP		2					
Prepare Boring Layout Plan for Subconsultant		1					
Review Sub-Consultant Deliverables for Compliance with RFP							
Totals:	0	3	0	0	0	0	0

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	
Postage	\$	-	
Subconsultant Total:	\$	5,000.00	Soil Consultants (DBE)

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT
 SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES

7. SCDHEC Permitting (Sewer & Drainage)

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare & Coordinate Sub-Consultant RFP		1					
Review Sub-Consultant Deliverables for Compliance with RFP		1					
Totals:	0	2	0	0	0	0	0

Other Direct Costs:

Travel	\$	-	
Reproduction	\$	-	
Sub-Consultant:	\$	-	
Sub-Consultant:	\$	6,900.00	<i>Aulick Engineering (DBE)</i>

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT

SOUTH APRON EXPANSION PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES

8. FAA Form 7460 Submission

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
Prepare and Submit 7460 to OE-AAA		1		2	4		
Totals:	0	1	0	2	4	0	0

Other Direct Costs:

Travel	\$	-
Lodging	\$	-
Per Diem	\$	-
Printing	\$	-
Postage	\$	-
Sub-Consultant - None	\$	-



**RIDGELAND - CLAUDE
DEAN AIRPORT**
RIDGELAND, SOUTH CAROLINA

HOLI
Professional Engineering Firm
2415 University Blvd, Suite 201
Ridgeland, SC 29128
601.771.4433 www.holidesign.com

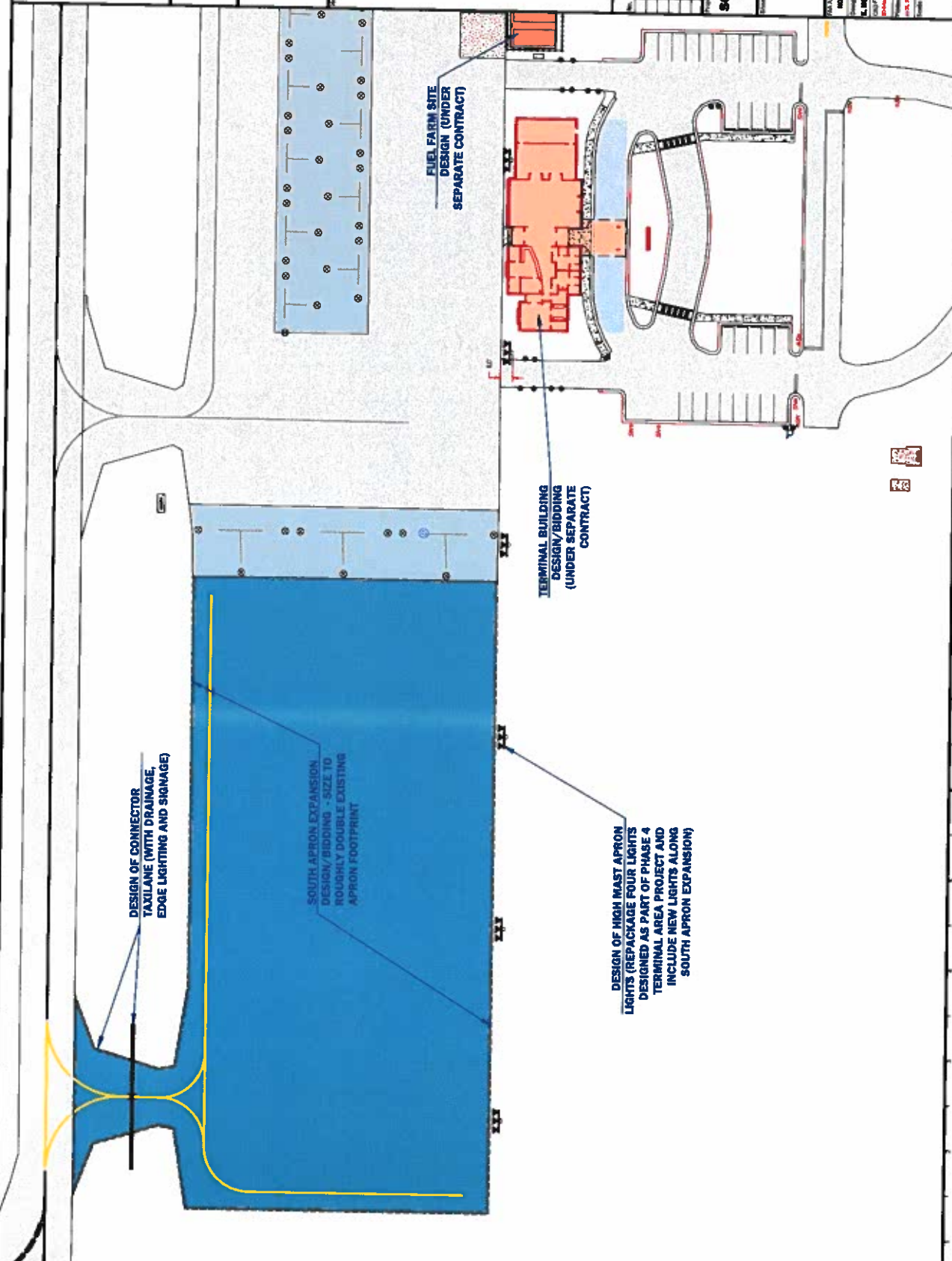
REVISIONS	Date	By

**SOUTH APRON EXPANSION
PROJECT (DESIGN/BID)**

**DESIGN SCOPE
OF WORK SKETCH**

Project Name: **SOUTH APRON EXPANSION PROJECT**
 Project Number: **0615001-021**
 Checked by: **R. JONES**
 Drawn by: **L. MURPHY**
 Scale: **AS SHOWN**
 Date: **06/15/2015**
 Drawing Number: **ATT-C**

1" = 60'



DESIGN OF CONNECTOR
TAXILANE (WITH DRAINAGE,
EDGE LIGHTING AND SIGNAGE)

SOUTH APRON EXPANSION
DESIGN/BIDDING - SIZE TO
ROUGHLY DOUBLE EXISTING
APRON FOOTPRINT

FUEL FARM SITE
DESIGN (UNDER
SEPARATE CONTRACT)

TERMINAL BUILDING
DESIGN/BIDDING
(UNDER SEPARATE
CONTRACT)

DESIGN OF HIGH MAST APRON
LIGHTS (REPACKAGE FOUR LIGHTS
DESIGNED AS PART OF PHASE 4
TERMINAL AREA PROJECT AND
INCLUDE NEW LIGHTS ALONG
SOUTH APRON EXPANSION)



AGENDA ITEM:

XI

New Business item E

Work Authorization No. 19 for Professional Services
Between
JASPER COUNTY, SOUTH CAROLINA
And
HOLT CONSULTING COMPANY, LLC

Project Location: Ridgeland Claude-Dean Airport Project Number: SC1001-19

Project Name: Fuel Farm Sitework Project (Design/Bid/Permit)

It is agreed to undertake the following work in accordance with the provisions of the Master Agreement for Professional Services dated November 15, 2021 between **JASPER COUNTY, SOUTH CAROLINA** and **HOLT CONSULTING COMPANY, LLC**.

Scope of Services: This agreement covers design, bidding and permitting for concrete pad, grading, electrical service to support a new prepackaged fuel farm system (AvGas and Jet A). Design will include new reinforced concrete pad to support the two new 12,000-gallon tank fuel systems, new grading and grassing, and new electrical service and conduits required for the work. Work shall be designed and bid in accordance with Jasper County procurement regulations.

Method of Payment: For services rendered in accordance with Attachment A, the consultant shall be paid the following amounts:

Basic Services

Design Phase (Tasks 1-3)	\$25,779.00	(Lump Sum)
Bidding Phase (Task 4)	\$4,586.00	(Lump Sum)

Special Services

7460 Airspace (Task 5)	\$780.00	(Lump Sum)
------------------------	----------	------------

TOTAL AMOUNT	\$31,145.00	
---------------------	--------------------	--

Schedule: Design phase services shall commence upon receipt of signed contract. Estimated total time is approximately 120 calendar days from the Notice to Proceed.

Agreed as to scope of services, time schedule, and budget:

Russell A. Holt
For: **HOLT CONSULTING COMPANY, LLC**

For: **JASPER COUNTY, SOUTH CAROLINA**

Date: *FEBRUARY 14, 2022*

Date: _____

- Attachments:
- A - Scope of Work
 - B - Fee Breakdown and Manhour Estimate
 - C - Scope of Work Sketch
 - D - Subconsultant Proposal (Ohmega)

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)

BASIC SERVICES

FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)

Task 1 - Project Management and General Coordination	\$2,546.00
Task 2 - Preliminary Documents (60%)	\$14,148.00
Task 3 - Construction Documents (100%)	\$9,085.00
Task 4 - Bidding Phase	\$4,586.00

TOTAL BASIC SERVICES: \$30,365.00

SPECIAL SERVICES

FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)

Task 5 - FAA Form 7460	\$780.00
------------------------	----------

TOTAL SPECIAL SERVICES: \$780.00

GRAND TOTAL (Rounded): \$31,145.00

Estimated DBE Participation Percentage: 36.5%
DBE Firms: Aulick/SCI/Ohmega

Note: Each Individual Task Total is Rounded up to the nearest \$1.

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

CLASSIFICATION	RATES	BASIC SERVICES				TOTAL HOURS
		TASK 1 PROJ. MGMT. GEN. COORD.	TASK 2 60% SUBMITTAL	TASK 3 100% SUBMITTAL	TASK 4 BIDDING PHASE	
Principal	\$ 79.67	0	0	0	0	0
Project Manager	\$ 62.50	12	6	6	5	29
Sr. Engineer	\$ 59.38	0	0	0	0	0
Engineer	\$ 45.31	1	24	16	16	57
Designer	\$ 39.06	0	0	0	0	0
Technician	\$ 32.81	0	12	6	4	22
Technical Assistant	\$ 25.00	0	6	2	4	12
TOTAL HOURS		13	48	30	29	120
TASK COST		\$795.30	\$2,006.20	\$1,346.80	\$1,268.70	\$5,417.00
						TOTAL DIRECT LABOR COST = \$5,417.00
						OVERHEAD (190.99%) = \$10,346.00
						PROFIT (10%) = \$1,576.00
						TOTAL BURDENED LABOR = \$17,339.00
<u>DIRECT EXPENSES</u>						
Travel		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lodging		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Per Diem		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage		\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Subconsultant		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			\$7,726.00	\$4,774.00	\$0.00	\$12,600.00
TOTAL EXPENSES		\$0.00	\$7,726.00	\$4,774.00	\$525.00	\$13,025.00
TOTAL COSTS =						\$30,364.00

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES						
	<u>TASK 5</u>	<u>TASK 6</u>	<u>TASK 7</u>	<u>TASK 8</u>		
	FORM 7460	GRANT	GEOTECHNICAL	SCDHEC		
	SUBMISSION	SERVICES	SERVICES	SERVICES		
CLASSIFICATION	RATES	HOURS	HOURS	HOURS	HOURS	TOTAL HOURS
Principal	\$ 79.67	0	0	0	0	0
Project Manager	\$ 62.50	1	0	0	0	1
Sr. Engineer	\$ 59.38	0	0	0	0	0
Engineer	\$ 45.31	4	0	0	0	4
Designer	\$ 39.06	0	0	0	0	0
Technician	\$ 32.81	0	0	0	0	0
Technical Assistant	\$ 25.00	0	0	0	0	0
TOTAL HOURS		5	0	0	0	5
TASK COST		\$243.70	\$0.00	\$0.00	\$0.00	\$243.70
					TOTAL DIRECT LABOR COST =	\$243.70
					OVERHEAD (190.99%) =	\$465.00
					PROFIT (10%) =	\$71.00
					TOTAL BURDENED LABOR =	\$780.00
DIRECT EXPENSES						
Travel		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lodging		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Per Diem		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subconsultant(s)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL COSTS =						\$780.00

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT
 FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

GENERAL

1. Project Management/General Coordination

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Contract Preparation w/ Owner		2					
Contract Preparation w/ Subconsultants				1			
Coordination with Fueling Manufacturer		8					
Prepare and Attend 1 Teams Meeting (60%)		2					
Totals:	0	12	0	1	0	0	0
<u>Other Direct Costs:</u>							
Travel (1 trip)	\$	-					
Lodging	\$	-					
Per Diem	\$	-					
Printing	\$	-					
Postage	\$	-					

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)

HRUR ESTIMATE

DESIGN

2. 60% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
PLANS		QTY					
Cover Sheet / Index of Drawings	1					1	
Construction Safety Phasing Plan	1	1		1		2	
General Notes/Safety Phasing Notes	1			1		1	
Fuel Farm Site Plan and Details	1	1		4		8	
Electrical Plan and Details	2				<i>Included in Ohmega's Lump Sum Price</i>		
Estimated No. of Sheets	6						
60% DESIGN							
Concrete Pavement Design				8			
Quantity Calculations (60%)				2			
Prepare (60%) Project Manual including notification documents, bidding forms, contract and forms based on Jasper County Procurement		2		6			4
Assemble Documents and Make Submittal for 60% Milestone							2
Prepare 60% Engineer's Estimate		1		2			
Quality Review		1					
Totals:	0	6	0	24	0	12	6

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	(60% Plans and Specs, provided in PDF format only)
Postage	\$	-	(60% Plans and Specs by email only)
Sub-Consultant - Ohmega	\$	7,023.00	(60% Electrical Plans and Specs)

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT
 FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)
 HOUR ESTIMATE

DESIGN

3. 100% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
<u>PLANS</u>		<u>QTY</u>					
Cover Sheet / Index of Drawings	1					1	
Construction Safety Phasing Plan	1	1		1		1	
General Notes/Safety Phasing Notes	1			1		1	
Fuel Farm Site Plan and Details	1	1		4		3	
Electrical Plan and Details	2			<i>Included in Omega's Lump Sum Price</i>			
Estimated No. of Sheets	6						
<u>100% DESIGN</u>							
Quantity Calculations (100%)				2			
Prepare (100%) Project Manual including notification documents, bidding forms, contract and forms, general provisions, general specifications, and technical specifications.		1		4			

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT
 FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)
 HOUR ESTIMATE

DESIGN

3. 100% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare responses to 60% Design Review Comments		1		2			
Assemble Documents and Make Submittal for 100% Milestone				1			2
Prepare 100% Engineer's Estimate		1		1			
Quality Review		1					
Totals:	0	6	0	16	0	6	2

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	(100% Plans and Specs. provided in PDF format only)
Postage	\$	-	(100% Plans and Specs by email only)
Sub-Consultant - Ohmega	\$	4,340.00	(100% Electrical Plans and Specs)

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT
FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)
HOUR ESTIMATE

BIDDING

4. Bidding Phase

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
Assist Owner in distribution of plans for project				1			
Maintain Record of Potential Bidders				1			
Prepare, Attend, and Document Pre-Bid Conference (NOT INCL.)							
Attend Bid Opening - (NOT INCL.)							
Bid Tabulation, Review and Recommendation of Award		1		4			
Construction Contract Preparation				2			2
Prepare and Distribute Conformed Documents						2	2
General Coordination With Bidders (includes answering questions and issuing addenda as necessary)		4		8		2	
Totals:	0	5	0	16	0	4	4

Other Direct Costs:

Travel (1 Trips)	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	500.00	(IFC Documents, 1 full size, 3 half size, 4 project manuals)
Postage	\$	25.00	
Electrical Sub-Consultant Total	\$	-	<i>Ohmega</i>

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT
FUEL FARM SITEWORK PROJECT (DESIGN/BID/PERMIT)
HR ESTIMATE

SPECIAL SERVICES

5. FAA Form 7460 Submission

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare and Submit 7460 to OE-AAA		1		4			
Totals:	0	1	0	4	0	0	0

Other Direct Costs:

Travel	\$	-
Lodging	\$	-
Per Diem	\$	-
Printing	\$	-
Postage	\$	-
Sub-Consultant - None	\$	-



**RIDGELAND - CLAUDE
DEAN AIRPORT**
RIDGELAND, SOUTH CAROLINA

HOLI

2010 Avenue North, Suite 201
Ridgeland, SC 29128
603.714.6555 ext. 1000
holi@holi.com

No.	Description	Date	By

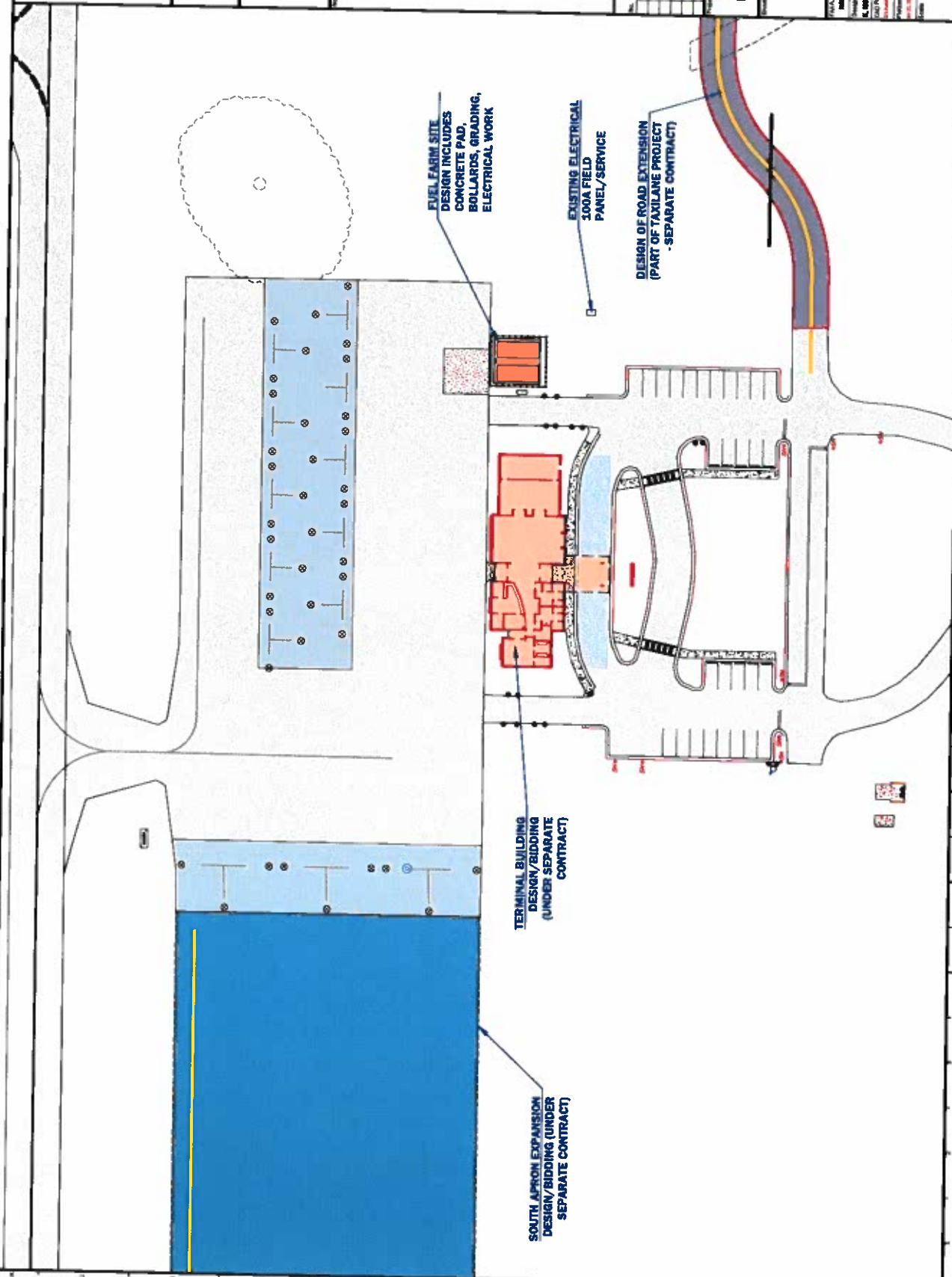
**FUEL FARM SITework
PROJECT (DESIGN/BID)**

**DESIGN SCOPE
OF WORK SKETCH**

AAAP Project Number	06-001-03
Contract Number	06-001-03
Contractor	HOLI
Client/Title	AAAP / Airport Authority
Project Name	FUEL FARM SITework
Project Location	Ridgeland, SC
Project Number	06-001-03

ATT-C

1" = 60'



ATTACHMENT D



1756 Silver Street
Jacksonville, Florida 32206
T | 904 807 6512
W | OhmegaGroup.com

January 22, 2022

Mr. Kevin Morris
Holt Consulting Company, LLC
2801 Devine Street, Suite 201
Columbia, SC 29205

New Fuel Farm at Ridgeland-Claude Dean Airport (3J1)
Proposal for Electrical Engineering Consulting Services

Dear Kevin,

In response to your request on January 19, 2022, and in response to your immediate needs, we are pleased to submit this proposal for electrical engineering consulting services for the subject project. Please review the scope of work for compliance with your objectives. If the scope and fee are satisfactory, please sign and return a copy of this document to **OHMEGA**. Receipt of this signed document from the Client and frozen civil background templates will constitute a notice-to-proceed for the production of engineering drawings and specifications under the terms of this proposal. Work will not commence without this signed proposal.

I. Scope of Work

Provide electrical engineering design services as required for the construction of a new fuel farm. The Client will provide all CAD background drawings, Fuel-Tech vendor drawings/specifications, and access to the facility as required to complete the scope. CAD drawings, estimate, and specifications will be provided as project deliverables. Submittals will include 60 and 100% deliverables.

The following tasks will be performed under the terms of this proposal.

- A. Project Kick-off and Review Meetings
- B. Site Lighting
- C. Power distribution system including:
 - 1. Service entrance and utility coordination
 - 2. Electrical circuiting, risers
 - 3. Electrical load and voltage drop calculations
- D. Code Compliance:
 - 1. National Electric Code (NFPA 70), latest version
 - 2. Utility company regulations
- E. Technical Specifications
- F. Professional Engineer Sign & Seal of permit documents
- G. Estimates of Probable Construction Cost (Cost Opinion)
 - 1. *In providing estimates of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the*



[Proposal 2022-07 – Fuel Farm @ 3]1]

Contractor's method of pricing, and that the Consultant's estimates of probable construction costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's estimate of probable construction cost. This Consultant suggest that the Client should consider retaining an independent cost estimator at the Client's expense:

- a. A cost estimator can be more precise than this Consultant, and
- b. If the Client declines to do this, he or she acknowledges that any estimate of probable cost provided by this Consultant is subject to revision and refinement throughout the design and construction process and will not be construed as a guaranteed maximum price

- ~~F. Construction Administration Services, including:~~
- ~~1. Response to contractor RFIs~~
 - ~~2. Shop drawing review~~
 - ~~3. Final inspection & punch list~~
 - ~~4. Prepare Record Drawings~~

CONSTRUCTION PHASE WILL BE INCLUDED IN A FUTURE WORK AUTHORIZATION

II. Exclusions / Additional Services

The following items are not included in the base Scope of Work:

- A. Client Changes after Final Documents
- B. Bidding

III. Fee

OHMEGA proposes to furnish the aforementioned professional consulting services in accordance with the above conditions for the sum of Sixteen Thousand Four Hundred Sixteen Dollars (**US\$ 16,416**) for design and construction phase services. This fee shall include all necessary plan modifications, due to authority having jurisdiction (AHJ) review comments, as required to obtain a permit.

This proposed fee shall be valid for a period of **30** days from the date of this Agreement. After 30 days, the fee will be evaluated to compensate for direct labor cost escalations.

TERMS & CONDITIONS

OHMEGA (hereafter referred to as Consultant) shall perform the services outlined in this proposal letter agreement for the stated fee.

IV. Additional Services

Any required work not covered under the Scope of Work is not covered in this Proposal. All Additional Services incurred as a result of Client changes will be charged on an hourly basis not to exceed those indicated in the table below. Additional Services will not be performed by **OHMEGA** without prior written authorization from the Client.

Classification	Hourly Rate
Principal Engineer / Project Director	\$ 333.10
Sr. VP / Sr. Project Manager	\$ 195.36
Sr. Project Engineer	\$ 162.79
Project Engineer	\$ 130.33
Sr. Design Technician / CADD	\$ 104.71
Design Technician / CADD	\$ 67.02
Office Manager	\$ 80.39
Clerical / Admin Asst	\$ 58.03

V. Reimbursable Expenses

All reimbursable expenses incurred during the performance of the Scope of Work will be invoiced as charged at a multiplier of 1.1 during the first 30 days of the invoice. After 30 days, this shall be subject to the 1.5% late payment charge as outlined in **Section XII**. These expenses may include reproducible such as blueprints, copies, photographs, large format plots as well as courier, mail, etc. Reimbursable expenses include actual expenses incurred by **OHMEGA** directly or indirectly in connection with the project.

VI. Standard of Care

The Consultant's services shall be performed in a manner consistent with that degree of skill and care ordinarily exercised by practicing design professional performing similar services in the same locality, at the same site and under the same or similar circumstances and conditions. The Consultant makes no other warranties, expressed or implied, with respect to the services rendered hereunder.

VII. Design Professional Indemnity

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors and employees (collectively, Client) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom the Consultant is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties expressly agree that the Consultant has no duty to defend the Client from and against any claims, causes of action, or proceedings of any kind.

In no event shall the indemnification obligation extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by an applicable statute of repose or statute of limitations.

VIII. Limitation of Liability

To the fullest extent permitted by law, the total liability in the aggregate, of Consultant and Consultant's officers, directors, employees, agents, and independent professional associates, and any of them, to Client and any one claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Consultant's services, the project or this Agreement, from any cause or causes whatsoever, including but not limited to, the negligence, errors, omissions, strict liability, breach of contract, misrepresentation, or breach of warranty of Consultant or Consultant's officers, directors, employees, agents, and independent professional associates, and any of them, shall not exceed the total compensation received by Consultant under this Agreement or the total sum paid on behalf of or to the Consultant by the Consultant's insurers in settlement or satisfaction of Owner's claims under the terms and conditions of Consultant's insurance policies applicable thereto, whichever is greater.

IX. Third-Party Beneficiaries

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have

[Proposal 2022-07 – Fuel Farm @ 3]1]

any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Client and Consultant agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

X. Consequential Damages

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Consultant, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and the Consultant shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

XI. Termination

This agreement may be terminated by either party by giving seven (7) days written notice in the event of substantial failure to perform in accordance with the terms herein by the other party through no fault of the party initiating the termination. If this Agreement is terminated, the Client shall pay **OHMEGA** for the work satisfactorily completed up to the date of termination or suspension. The Client shall provide for fair notice and opportunity to cure before termination.

XII. Project Delivery Schedule

The Client and Consultant are aware that many factors outside the Consultant's control may affect the Consultant's ability to complete the services to be provided under this Agreement. The Consultant will perform these services with reasonable diligence and expediency consistent with sound professional practices.

A set of the final signed and sealed construction documents will be submitted to the Client **within a reasonable time frame** after receipt of signed authorization to proceed with the Scope of Work outlined herein and all working templates. In the case of the Client's request to accelerate the deliverable schedule, an additional expediting fee will be required to account for overtime hours required to meet the client's schedule. Any Client changes required after submittal of the final documents will be charged as Additional Services as outlined above.

The Consultant shall prepare and submit for Client approval a schedule for the performance of the Consultant's services. This schedule shall include reasonable allowances for review and approval times required by the Client, performance of services by the Client's consultants, and review and approval times required by public authorities having jurisdiction over the Project. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in scope, character or size of the Project requested by the Client, or for delays or other causes beyond the Consultant's reasonable control.

NOTICE OF DELAY

If the Consultant becomes aware of delays due to time allowances for review and approval being exceeded, delay by the Contractor, the Client, the Client's consultants or any other cause beyond the control of the Consultant, which will result in the schedule for performance of the Consultant's services not being met, the Consultant shall promptly notify the Client. If the Client becomes aware of any delays or other causes that will affect the Consultant's schedule, the Client shall promptly notify the Consultant. In either event, the Consultant's schedule for performance of its services shall be equitably adjusted.

XIII. Ownership of Documents

All documents produced by **OHMEGA** under the terms of this agreement are copyrighted solely for

[Proposal 2022-07 – Fuel Farm @ 3]1]

the use on the subject project and shall remain the property of The Ohmega Group and may not be reused by the Client for any other purpose without the written approval of The Ohmega Group. Where approved by The Ohmega Group, a reuse fee shall be required prior to the authorized reuse of the design documents.

XIV. Payment Schedule

Final Payment shall be received no more than Thirty (30) days of the date of the invoice. In the event Payment is dependent of the Client's receipt of payment from a third party for services herein, Client may make payment to **OHMEGA** within the lesser of ten (10) days of receipt of payment from the third party or within forty-five (45) days of the date of the invoice. Any amounts due, but not paid when due, will bear a late payment charge of 1.5% per month for all outstanding invoices. These costs are necessary to cover the interest charges on our corporate line-of-credit and operating expenses to fulfill our financial obligations. In the event of excessive late payments, **OHMEGA** may exercise its right to stop work until payment is received. The Client shall be responsible for all collection fees, court fees and attorney fees as required to collect outstanding unpaid balances.

XV. Entire Agreement

This Agreement shall be governed by and construed according to the laws of the State of Florida.

This Agreement constitutes the entire and integrated Agreement between the Client and **OHMEGA** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may only be amended, supplemented, modified, or canceled by written instrument by an authorized representative of each party.



Mark A. Morley, PE, RCDD
President

This is your authorization for **OHMEGA** to complete the Scope of Work as outlined above according to conditions of this Proposal.

Acceptance Signed by: _____

Date: _____

Print name: _____

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties under the laws of the State of Florida.



	Rate	Principal Engineer/Director	Senior Engineer/Project Manager	Senior Project Engineer	Senior Design Technician	Staff Design Technician	Office Manager	TOTAL
1 60% Design Phase - Direct Labor								
Initial Site Investigation		8						8
Review Record Drawings / As-built Information		1			1			2
Electrical Drawings Setup					1			1
Electrical Notes & Legend					1			1
As-built Electrical Notes					1			1
Electrical Layout Plans - Fuel Farm Area					4			4
Fuel Farm Enlarged Plans					2.5			2.5
Conduit/Cable Trench & Handhole Details					0.5			0.5
Ductbank Details					0.5			0.5
Cable Splice Connectors, Cable Tags Details					0.5			0.5
Fuel Farm One-Line Diagram					2			2
Fuel Farm Panelboard Schedule					2			2
Prepare Service Load Calculations								0
Prepare Quantity Take-off & Cost Estimate					1			1
Prepare Specifications					1			1
General								0
Quality Control Review								0
Project Management								0
Prepare & Submit Documents								0
Attend Coordination/Review Meeting (via Teleconference)								0
TOTAL HOURS		15	0	0	17	0	0	32
TOTAL DIRECT LABOR \$		\$1,651.74	\$0.00	\$0.00	\$588.44	\$0.00	\$0.00	\$2,240.21
OVERHEAD @ 175%								\$3,920.36
PROFIT @ 10%								\$616.04
TOTAL BURDENED LABOR @ 3.03								\$6,776.62
60% Design Phase - Direct Labor - Total Fee								\$6,776.62
2 60% Design Phase - Other Costs								
2a. Miscellaneous Direct Costs:								
A. Reproduction / Reprographics		0	\$100.00					\$0.00
B. Shipping / Courier		0	\$50.00					\$0.00
2b. Reimbursable Costs								
A. Air Travel (# of Passengers)		0	\$300.00					\$0.00
B. Car Rental (# of Days)		0	\$80.00					\$0.00
C. Lodging (# of Nights)		0	\$158.00					\$0.00
D. Mileage (# of Miles)		328	\$0.58					\$190.24
E. Meals & Incidentals Expenses (# of Days)		1	\$61.00					\$61.00
60% Design Phase - Other Costs - Total Fee								\$251.24
TOTAL 60% DESIGN PHASE								\$7,027.86



	Principal Engineer/Director	Senior Engineer/Project Manager	Senior Project Engineer	Senior Design Technician	Staff Design Technician	Office Manager	TOTAL
Rate	\$110.12	\$64.58	\$53.81	\$34.62	\$22.16	\$26.57	
3 100% Design Phase - Direct Labor							
Electrical Drawings Setup							0
Electrical Notes & Legend				0.5			0.5
Airfield Electrical Notes				0.5			0.5
Electrical Layout Plans - Fuel Farm Area	2			4			6
Fuel Farm Enlarged Plans	2			4			6
Conduit/Cable Trench & Handhole Details				1			1
Ductbank Details				1			1
Cable Splice Connectors, Cable Tags Details				1			1
Fuel Farm One-Line Diagram	1			2			3
Fuel Farm Panelboard Schedule	1			1			2
Prepare Service Load Calculations	1						1
Prepare Quantity Take-off & Cost Estimate				1			1
Prepare Specifications	1						1
General							
Quality Control Review							0
Project Management							0
Prepare & Submit Documents							0
Attend Coordination/Review Meeting (w/ Teleconference)							0
TOTAL HOURS	8	0	0	16	0	0	24
TOTAL DIRECT LABOR \$	\$880.93	\$0.00	\$0.00	\$553.85	\$0.00	\$0.00	\$1,434.78
OVERHEAD @	175%						\$2,510.86
PROFIT @	10%						\$394.56
TOTAL BURDENED LABOR @	3.03						\$4,340.20
100% Design Phase - Direct Labor - Total Fee							\$4,340.20
	Unk	Rate					
4 100% Design Phase - Other Costs							
4a. Miscellaneous Direct Costs:							
A. Reproduction / Reprographics	0	\$100.00					\$0.00
B. Shipping / Courier	0	\$50.00					\$0.00
4b. Reimbursible Costs							
A. Air Travel (# of Passengers)	0	\$300.00					\$0.00
B. Car Rental (# of Days)	0	\$80.00					\$0.00
C. Lodging (# of Nights)	0	\$158.00					\$0.00
D. Mileage (# of Miles)	0	\$0.58					\$0.00
E. Meals & Incidental Expenses (# of Days)	0	\$61.00					\$0.00
100% Design Phase - Other Costs - Total Fee							\$0.00
TOTAL 100% DESIGN PHASE							\$4,340.20

1756 Silver Street
 Jacksonville, Florida 32206
 T: 904-807-6512 | F: 904-807-6550
 www.OhmegaGroup.com



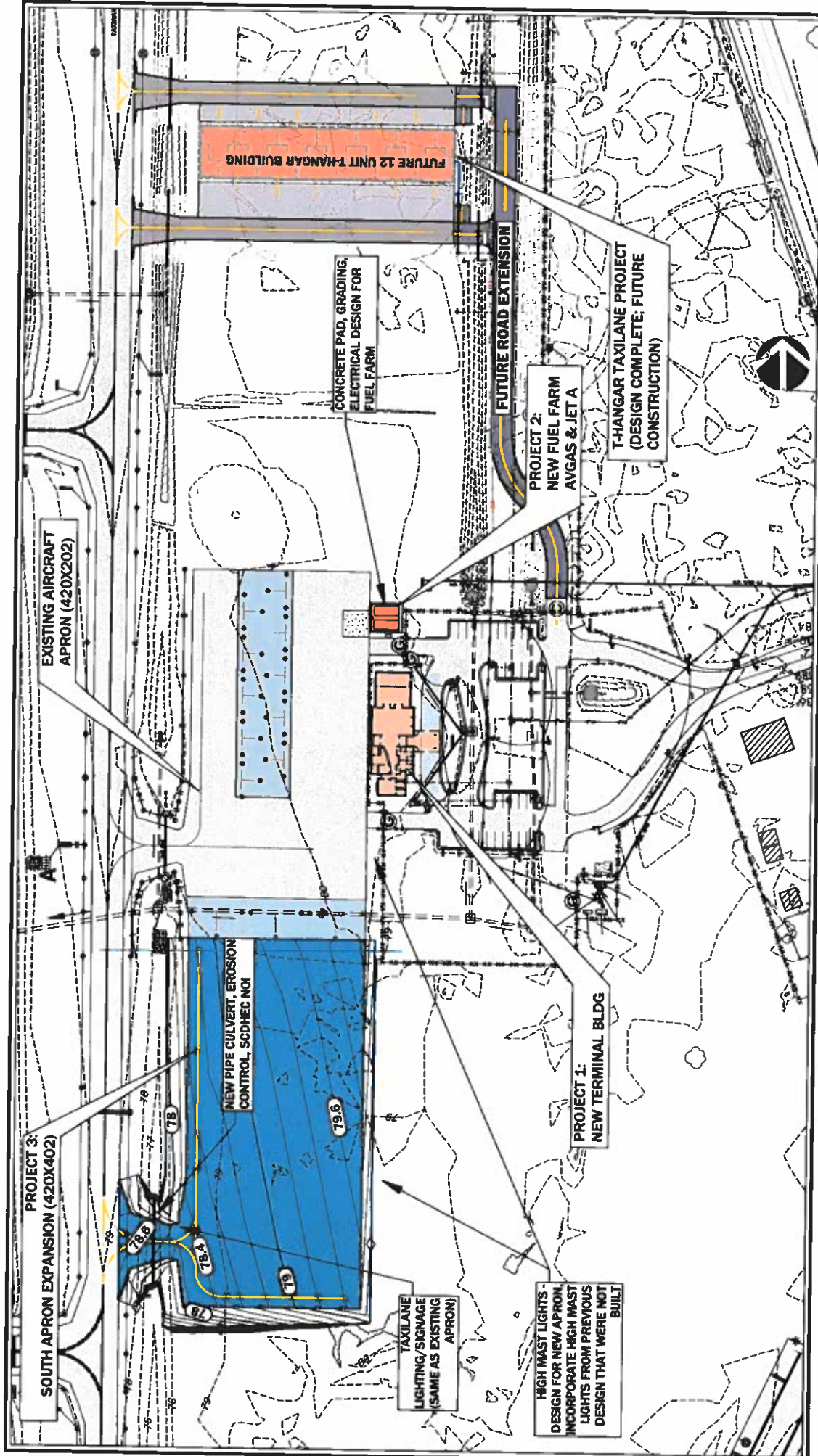
	Rate	Principal Engineer/Director	Senior Engineer/Project Manager	Senior Project Engineer	Senior Design Technician	Staff Design Technician	Office Manager	TOTAL
		\$110.12	\$64.58	\$53.81	\$34.42	\$22.16	\$26.57	
5 Bidding Services								
Respond to Bidder Inquiries								0
Prepare Addendum Documents								0
Bid Evaluation & Recommendation								0
TOTAL HOURS		0	0	0	0	0	0	0
TOTAL DIRECT LABOR \$		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OVERHEAD @		175%						\$0.00
PROFIT @		10%						\$0.00
TOTAL BURDENED LABOR @		3.03						\$0.00
Bidding Services - Total Fee								\$0.00
		Unk	Rate					
6 Bidding Services - Other Costs								
6a. Miscellaneous Direct Costs:								
A. Reproduction / Reprographics		0						\$0.00
B. Shipping / Courier		0						\$0.00
6b. Reimbursible Costs								
A. Air Travel (# of Trips)		0	\$300.00					\$0.00
B. Car Rental (# of Days)		0	\$80.00					\$0.00
C. Lodging (# of Nights)		0	\$158.00					\$0.00
D. Mileage (# of Miles)		0	\$0.58					\$0.00
E. Meals & Incidental Expenses (# of Days)		0	\$61.00					\$0.00
Bidding Services - Other Costs - Total Fee								\$0.00
TOTAL BIDDING SERVICES								\$0.00



	Principal Engineer/Director	Senior Engineer/Project Manager	Senior Project Engineer	Senior Design Technician	Staff Design Technician	Office Manager	TOTAL
Rate	\$110.12	\$64.58	\$53.81	\$34.62	\$22.16	\$26.57	
CONSTRUCTION ADMINISTRATION PHASE - DIRECT LABOR							
ATTEND CONSTRUCTION MEETINGS							
REVIEW SHOP DRAWING SUBMITTALS							
RESPOND TO RFIs							
CONSTRUCTION SCHEDULE							
FINAL PUNCH LIST INSPECTIONS							
PREPARE RECORD DRAWINGS							
TOTAL HOURS							
TOTAL DIRECT LABOR \$							
OVERHEAD @							
PROFIT @							
TOTAL BURDENED LABOR @							
Construction Administration Phase - Direct Labor - Total Fee							
Construction Administration Phase - Other Costs							
8a. Miscellaneous Direct Costs:							
A. Reproduction / Reprographics							
B. Shipping / Courier							
8b. Reimbursible Costs							
A. Air Travel (# of Trips)							
B. Car Rental (# of Days)							
C. Lodging (# of Nights)							
D. Meals (# of Meals)							
E. Meals & Incidental Expenses (# of Days)							
Construction Administration Phase - Other Costs - Total Fee							
TOTAL CONSTRUCTION ADMINISTRATION PHASE							
TOTAL HOURS							
TOTAL BASIC SERVICES							

SUMMARY	DIRECT LABOR	EXPENSES	TOTAL	HOURS	% OF FEE
60% DESIGN PHASE	\$6,776.67	\$151.24	\$7,027.86	32	42.81%
100% DESIGN PHASE	\$4,340.20	\$0.00	\$4,340.20	24	26.44%
BIDDING SERVICES	\$0.00	\$0.00	\$0.00	0	0.00%
CONSTRUCTION ADMINISTRATION PHASE	\$4,796.98	\$151.24	\$5,048.22	24	30.75%
	\$15,913.85	\$552.48	\$16,416.00	80	100.00%

CONSTRUCTION PHASE WILL BE INCLUDED IN A FUTURE WORK AUTHORIZATION



0 150 300
1"=150' Approx.

EXHIBIT 1
1/19/2022

RIDGELAND-CLAUDE DEAN AIRPORT
RIDGELAND, SOUTH CAROLINA
2022 TERMINAL AREA PROJECTS

HOLI
CONSULTING COMPANY, LLC
2801 Devise Street, Suite 201
Columbia, SC 29205
803.771.4658 • www.holiconsulting.com

AGENDA ITEM:

XI

New Business item F



**Work Authorization No. 20 for Professional Services
Between
JASPER COUNTY, SOUTH CAROLINA
And
HOLT CONSULTING COMPANY, LLC**

Project Location: Ridgeland Claude-Dean Airport Project Number: SC1001-20

Project Name: New Terminal and Storage Buildings Project (Design/Bid/Permit)

It is agreed to undertake the following work in accordance with the provisions of the Master Agreement for Professional Services dated November 15, 2021, between **JASPER COUNTY, SOUTH CAROLINA** and **HOLT CONSULTING COMPANY, LLC**.

Scope of Services: This agreement covers design, bidding and permitting for new terminal building, storage building, and associated site improvements. Design will complete the schematic terminal design completed under a previous work authorization and includes work shown on Attachment C, Scope of Work Sketch. Work shall be designed and bid in accordance with Jasper County procurement regulations.

Method of Payment: For services rendered in accordance with Attachment A, the consultant shall be paid the following amounts:

Basic Services

Design (Tasks 1-4)	\$243,918.00	(Lump Sum)
Bidding (Task 5)	\$15,147.00	(Lump Sum)

Special Services

Grant Services (Task 6)	\$2,761.00	(Lump Sum)
Pre-Design Geotechnical (Task 7)	\$9,400.00	(Lump Sum)
FAA 7460 (Task 8)	\$1,360.00	(Lump Sum)

TOTAL AMOUNT **\$272,586.00**

Note: If Jasper County does not want the interior design and sign design elements (included in Construction Documents Task), the design amount above will be reduced by \$42,350.00, resulting in a revised total amount of \$230,236.00.

Schedule: Design phase services shall commence upon receipt of signed contract. Estimated total time is approximately 240 calendar days from the Notice to Proceed.

Agreed as to scope of services, time schedule, and budget:

Russell W. Holt
For: **HOLT CONSULTING COMPANY, LLC**

For: **JASPER COUNTY, SOUTH CAROLINA**

Date: *FEBRUARY 14, 2022*

Date: _____

Attachments: A - Scope of Work
B - Fee Breakdown and Manhour Estimate
C - Scope of Work Sketch
D - Terminal Building - Architectural Scope/Fee
E - Storage Building - Architectural Scope/Fee

**Ridgeland-Claude Dean Airport (3J1)
Terminal and Storage Buildings Project (Engineering & Architectural Design/Bid/Permit)
Scope of Services – Work Authorization No. 20**

Project Description

Ridgeland-Claude Dean Airport intends to construct a new 7,765 square feet terminal building, located adjacent of the existing terminal aircraft parking apron and loop road. The terminal building has been designed previously to 30% completion (schematic design) by the architect to allow design and construction of the terminal roadway and parking infrastructure. This project will take design from the schematic design phase to completion, including bidding and permitting. This project will include utility connections, construction of concrete sidewalks and landscaping to complete the terminal area. Design will also include a small storage building to house aircraft tug, tractor, mower and other ground service equipment. This design will be funded with local Jasper County funds, South Carolina Department of Commerce funds, and South Carolina Aeronautics Commission funds. As such, the bid documents will be developed to meet Jasper County procurement regulations and to encourage multiple bidders for the project. Specifications shall follow SCDOT requirements where applicable and FAA requirements where no SCDOT specifications exist. Building specifications will follow standard Construction Specifications Institute (CSI) specification sections.

Below are a few additional items that will be taken into consideration during design:

- Target budget of terminal building program is \$3,000,000 (including professional services and construction).
- Complete Design Development (60%) and Final Design and Permitting (90% and 100%) for the new terminal building.
- Add design (60%, 90%, 100%) of small maintenance/storage building (approximately 40'x40') to house aircraft tug, tractor, mower, ground power unit, FOD machine and other ground service equipment. Storage building to be located north of new terminal building. Include paved apron to connect building to aircraft apron.
- Site design limited to building utility connections, construction of sidewalks, landscaping and irrigation, grassing and other incidental items required for a fully functional new terminal building and storage building.

Although a major element of this Scope of Services will be architectural in nature, Holt Consulting Company will manage all aspects of the project as the Project Manager and will hence frequently coordinate with internal and external team members, review each deliverable, and participate in every meeting with the OWNER. Since there is not an overall project management task included in this Scope of Services, the labor hours for management are dispersed among the tasks and sub-tasks listed in Exhibit B - Fee Breakdown.

Services on this Project include Engineering, Architectural, Structural, Electrical, Mechanical, Fire Protection and Plumbing. Special/Additional Services required are defined in TASK D of this Scope of Services.

TASK A. UPDATE TERMINAL BUILDING SCHEMATIC DESIGN (30%)

1. Based upon the existing approved Preliminary/Schematic Design the CONSULTANT will address OWNER requested plan changes and update presentation materials including floor plan(s), exterior elevations, perspective and isometric views for OWNER review and approval.
2. CONSULTANT will provide updated drawings in PDF format.

TASK B. TERMINAL BUILDING DESIGN DEVELOPMENT PHASE (60%)

3. Based upon the approved Preliminary/Schematic Design (previously completed), and any adjustments authorized in writing by the Owner in the program, schedule, or construction budget, the Consultant will prepare Design Development Documents consisting of drawings and other documents to further develop and define the size and character of the project as to architectural, structural, mechanical, fire protection, electrical and other systems, materials, and such other elements as may be appropriate.
4. The Design Development Documents will consist of drawings describing types and limits of improvements to include civil plans, floor plan, enlarged plans, roof plan, exterior elevations, building sections, wall sections and details, schedules, diagrammatic plans and details of primary structural elements, diagrammatic plans and layouts for mechanical and plumbing systems, diagrammatic plans or layouts for electrical systems, initial selections for major building equipment and fixtures, key building details, and selection of material types for exterior and interior finishes.
5. CONSULTANT will meet with OWNER to discuss and gain input on interior finish and design direction for the Project. CONSULTANT will gather loose samples and meet with OWNER to review and comment.
6. CONSULTANT will provide Outline Specifications describing the material specifications that are intended for use in the Project. Outline specifications will include product cut sheets as appropriate to depict the major material elements for review by OWNER. These Outline Specifications will form the basis for the development of full Technical Specifications in the next phase of the work.
7. CONSULTANT will provide a revised and updated Opinion of Probable Construction Costs.
8. CONSULTANT will advise OWNER of any adjustments to the schedule for completion of design and construction of the Project.
9. The FAA 7460 Airspace Analysis will be prepared and submitted.
10. CONSULTANT will attend one meeting to present and review the Design Development Documents and to confirm understanding of Project Requirements.
11. CONSULTANT will also file Design Documents with Jasper County for Plans Review of the Project. CONSULTANT will be responsible for plans review and approval with the County. Successful Contractor will be responsible for pulling permits and paying associated permit fees.

The CONSULTANT will review the requirements of this process and assist the OWNER in developing a schedule for coordinating this process with the timely development and completion of the Project design. It is anticipated that this process will begin during Design Development.

Meetings:

- a. 1 Interior Design meeting with OWNER at the Airport
- b. 1 Design Development Review meeting with OWNER at the Airport
- c. 1 Plans Review Meeting with Jasper County

Deliverables:

- a. Provide 2 hardcopies and 1 electronic (.pdf) copy of Design Development Phase Documents
- b. Updates to Opinion of Cost and Schedule

TASK C. TERMINAL BUILDING DESIGN AND PERMITTING PHASE (90% and 100% CONSTRUCTION DOCUMENTS)

1. Based upon the approved Design Development phase, and any adjustments authorized in writing by the OWNER in the program, schedule, or construction budget, the CONSULTANT will prepare Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project.
2. The Construction Documents will be provided for OWNER review and approval in a pre- final format, or 90% Construction Documents, and a final format, 100% Construction Documents. Documents will include all the drawings expected to be required for Bidding to a reasonable level of completion. Documents will include all the Technical Specification sections, sections related to instructions for bidding and general contract requirements, with items for coordination by the OWNER clearly identified, and GDOT bidding and construction requirements.
3. CONSULTANT will provide a revised and updated Opinion of Probable Construction Costs.
4. CONSULTANT will advise OWNER of any adjustments to the schedule for the Project.
5. CONSULTANT will attend one meeting to present and review the 90% Construction Documents and to review the front-end requirements. The CONSULTANT will attend a final 100% Construction Documents meeting if needed / requested by OWNER for any final comments.
6. CONSULTANT will file Construction Documents with Jasper County for final Plans Review and Permitting of the Project. CONSULTANT will be responsible for plans review and approval with the County. Successful Contractor will be responsible for pulling permits and paying associated permit fees. The Project will be required to complete the development review process and be approved by the County prior to bidding.

Meetings:

- a. 1 - 90% Documents Review with the OWNER at the Airport
- b. 1 Final Plan Review Meeting with Jasper County

Deliverables:

- a. Provide OWNER 2 hardcopies and 1 electronic (.pdf) copy of 90% Construction Documents
- b. Provide OWNER 2 hardcopies and 1 electronic (.pdf) copy of 100% Construction Documents
- c. Provide Jasper County documents as required to meet their Review and permitting requirements
- d. Provide 1 set to SCAC
- e. b. Updates to Opinion of Cost and Schedule

TASK D. SPECIAL SERVICES

1. Grant Services – Preparation of SCAC Grant Application and assistance with South Carolina Department of Commerce Grant Application.
2. Geotechnical Investigation for Terminal and Storage Building.
3. Preparation and submission of FAA airspace analysis (7460) drawings and completion of online forms.
4. Specialty Systems Design – The OWNER will provide information for CONSULTANT's use in determining the extents of infrastructure required (raceways, conduit, power, junction boxes, etc.) for data/communication systems' needs.

TASK E. SITE CIVIL DESIGN FOR NEW TERMINAL BUILDING AND STORAGE BUILDING

1. 60% Design Documents
2. 90% Construction Documents
3. 100% Construction Documents

PROPOSED SCHEDULE

The following schedule assumes the project moves forward in a linear process and each phase begins only upon approval of the prior phase and NTP with the next phase. This schedule does not include OWNER and Agency Review time, and is subject to the timing of FAA/SCAC funding:

Refinement of Schematic / Preliminary Design (30%)	45 days
Design Development (60%)	60 days
Final Design and Permitting (90%)	60 days
Local Plans Review and 100%	30 days
Bidding	45 days

ASSUMPTIONS

1. The OWNER will provide CONSULTANT with access to the site and all information pertinent to this project, including access to drawings and documents on existing conditions with the project limits.
2. The OWNER will provide CONSULTANT with all criteria, standards, and design requirements which the OWNER will require to be included in the drawings and specifications.
3. The CONTRACTOR will pay all costs associated with building construction permit fees.

EXCLUDED ITEMS:

The following work is specifically excluded from this scope:

1. Field Survey (existing as-built data will be utilized for design);
2. Permit and agency review fees required during design responsibility of the OWNER;
3. Environmental services;
4. SCDHEC land disturbance permitting (due to minor amount of site disturbance);
5. LEED certification and commissioning;
6. Energy modeling and analysis;
7. Preparation of independent opinions of construction cost;
8. Presentations to Airport, Boards, etc. beyond those indicated in this Scope of Services;
9. Hazardous materials evaluation and remediation;
10. Preparation of "Conformed Documents" for construction at the conclusion of the bidding phase; and,
11. Design and specification of data / communication systems. Infrastructure as described in TASK D to be provided, but not the data/communication systems themselves.
12. Construction Phase services will be covered by a subsequent work authorization.

BREAKDOWN OF COST: The engineering and architectural design services will consist of the preparation of construction drawings and specifications necessary to complete the project. The design services will include the following elements of work:

- **Project Formulation** will include the preparation of work scope, fees, predesign / scoping meeting with Jasper County.
- **Geotechnical Investigation** will include all predesign subsurface investigations such as borings, soil samples, cores and CBR's of the proposed site.
- **Construction Plans** will consist of:
 1. Cover Sheet listing the name of the airport, description of the project, vicinity and location maps, project number, summary of quantities and index of drawings.
 2. Project Layout and Construction Safety Plan and Details
 3. Geometric Layout
 4. Typical Sections and Miscellaneous Details
 5. Site Plan (layout, grading, marking)
 6. Utility Plan and Details
 7. Landscaping Plans and Details
 8. Irrigation Plans and Details
 9. Architectural Plans and Details
 10. Mechanical Plans and Details
 11. Plumbing Plans and Details
 12. Electrical Plans and Details
 13. Structural Plans and Details

- **Contract Document(s)** will utilize pertinent Federal Aviation Administration (FAA) and/or Jasper County/South Carolina Department of Transportation (SCDOT) technical specifications for sitework, and CSI standard specifications for all building related items.
- **Engineers/Design Report** will include preparation of an engineering cost estimate for the project and environmental services.
- **Coordination, Review and Comments** will be addressed after the 90 percent submittal to SCAC and OWNER.

All construction details will conform to FAA Specifications, AC150/5370-10H Standards for Specifying Construction of Airports and AC150/5370-2G Operational Safety on Airports during Construction, along with Jasper County/SCDOT Standard Specifications, Current Version, as necessary.

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

BASIC SERVICES

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

Task 1 - Project Management and General Coordination	\$	6,432.00
Task 2 - Update Schematic Design (30%)	\$	14,046.00
Task 3 - Design Documents (60%)	\$	85,328.00
Task 4 - Construction Documents (90% and 100%)	\$	138,112.00
Task 5 - Bidding Phase	\$	15,147.00

TOTAL BASIC SERVICES: \$259,065.00

SPECIAL SERVICES

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

Task 6 - Grant Services (SCAC and SCDOC)		\$2,761.00
Task 7 - Pre-Design Geotechnical Services		\$9,400.00
Task 8 - Form 7460	\$	1,360.00

TOTAL SPECIAL SERVICES: \$13,521.00

GRAND TOTAL (Rounded): \$272,586.00

Estimated DBE Participation Percentage: 7.3%
DBE Firms: SCI

Note: Each Individual Task Total is Rounded to the nearest \$1.

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

BASIC SERVICES							
	<u>TASK 1</u>	<u>TASK 2</u>	<u>TASK 3</u>	<u>TASK 4</u>	<u>TASK 5</u>		
	PROJ. MGMT. GEN. COORD.	UPDATE 30% DESIGN	60% SUBMITTAL	90% & 100% SUBMITTAL	BIDDING PHASE		TOTAL
CLASSIFICATION	RATES	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS
Principal	\$ 79.87	2	0	2	2	0	6
Project Manager	\$ 62.50	18	4	16	12	24	74
Sr. Engineer	\$ 59.38	0	0	0	0	0	0
Engineer	\$ 45.31	16	6	32	32	24	110
Designer	\$ 39.06	0	0	26	19	6	51
Technician	\$ 32.81	0	0	2	1	0	3
Technical Assistant	\$ 25.00	0	0	8	6	8	22
TOTAL HOURS		36	10	86	72	62	266
TASK COST		\$2,009.30	\$521.90	\$3,890.40	\$3,284.20	\$3,021.80	\$12,727.60
				TOTAL DIRECT LABOR COST =			\$12,727.60
				OVERHEAD (190.99%) =			\$24,308.00
				PROFIT (10%) =			\$3,704.00
				TOTAL BURDENED LABOR =			\$40,740.00
<u>DIRECT EXPENSES</u>							
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lodging	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Per Diem	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Subconsultant	\$0.00	\$12,375.00	\$72,875.00	\$127,600.00	\$4,950.00	\$25.00	\$217,800.00
TOTAL EXPENSES	\$0.00	\$12,375.00	\$72,875.00	\$127,600.00	\$5,475.00		\$218,325.00
TOTAL COSTS =							\$259,065.00

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES					
		TASK 6	TASK 7	TASK 8	
		GRANT	GEOTECHNICAL	FORM 7460	
		SERVICES	SERVICES	SUBMISSION	TOTAL
CLASSIFICATION	RATES	HOURS	HOURS	HOURS	HOURS
Principal	\$ 79.67	0	0	0	0
Project Manager	\$ 62.50	8	3	1	12
Sr. Engineer	\$ 59.38	0	0	0	0
Engineer	\$ 45.31	8	0	8	16
Designer	\$ 39.06	0	0	0	0
Technician	\$ 32.81	0	0	0	0
Technical Assistant	\$ 25.00	0	0	0	0
TOTAL HOURS		16	3	9	28
TASK COST		\$862.50	\$187.50	\$425.00	\$1,475.00
				TOTAL DIRECT LABOR COST =	\$1,475.00
				OVERHEAD (190.99%) =	\$2,817.00
				PROFIT (10%) =	\$429.00
				TOTAL BURDENED LABOR =	\$4,721.00
<u>DIRECT EXPENSES</u>					
Travel		\$0.00	\$0.00	\$0.00	\$0.00
Lodging		\$0.00	\$0.00	\$0.00	\$0.00
Per Diem		\$0.00	\$0.00	\$0.00	\$0.00
Printing		\$0.00	\$0.00	\$0.00	\$0.00
Postage		\$0.00	\$0.00	\$0.00	\$0.00
Subconsultant(s)		\$0.00	\$8,800.00	\$0.00	\$8,800.00
TOTAL EXPENSES		\$0.00	\$8,800.00	\$0.00	\$8,800.00
				TOTAL COSTS =	\$13,521.00

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

GENERAL

1. Project Management/General Coordination

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Contract Preparation w/ Owner		2					
Contract Preparation w/ Subconsultants		4		4			
Coordination with Subconsultants		4		8			
Prepare and Attend 2 Teams Meeting (60%, 90%)	2	8		4			
Totals:	2	18	0	16	0	0	0
<u>Other Direct Costs:</u>							
Travel (1 trip)	\$	-					
Lodging	\$	-					
Per Diem	\$	-					
Printing	\$	-					
Postage	\$	-					

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

2. Update 30% Terminal Design

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
<u>PLANS</u>							
	<u>QTY</u>						
Cover Sheet / Index of Drawings	1						
Summary of Quantities	1						
Construction Safety & Phasing Plan	1						
General Notes/Safety Phasing Notes	1						
Soil Boring Plan and Log	1						
Site Plan (Paving, Grading, Marking)	1						
Site Details	2						
First Floor Plan (Color-Coded)	1						<i>Included in Woods Dendy Scope/Fee</i>
First Floor Plan (Dimensioned)	1						<i>Included in Woods Dendy Scope/Fee</i>
Second Floor Plan (Color-Coded)	1						<i>Included in Woods Dendy Scope/Fee</i>
Second Floor Plan (Dimensioned)	1						<i>Included in Woods Dendy Scope/Fee</i>
Exterior Elevations	2						<i>Included in Woods Dendy Scope/Fee</i>
Perspective Views	11						<i>Included in Woods Dendy Scope/Fee</i>
Estimated No. of Sheets	25						

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

2. Update 30% Terminal Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
<u>30% DESIGN</u>							
Pavement Design							
Quantity Calculations (60%)		2		4			
Prepare (60%) Project Manual including notification documents, bidding forms, contract and forms, based on Jasper County Procurement							
Assemble Documents and Make Submittal for 60% Milestone							
Prepare 60% Engineer's Estimate		2		2			
Quality Review							
Totals:	0	4	0	6	0	0	0

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	(30% Plans and Specs, provided in PDF format only)
Postage	\$	-	(30% Plans and Specs by email only)
Sub-Consultant - Woods Dendy	\$	9,000.00	(Update 30% Design based on Owner Comments)
Sub-Consultant - Woods Dendy	\$	2,250.00	(30% Storage Building Plans)

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

3. 60% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
<u>PLANS</u>							
	<u>QTY</u>						
Cover Sheet / Index of Drawings	1				1		
Summary of Quantities	1			1	1		
Construction Safety & Phasing Plan	1	1		2	4		
General Notes/Safety Phasing Notes	1	1		1	1		
Soil Boring Plan and Log	1	1		2	3		
Site Plan (Paving, Grading, Marking)	1	1		6	12		
Site Details	2	1		4	4		
Landscape Plan and Details	2						<i>Included in GEC Scope/Fee</i>
ARCHITECTURAL COVER SHEET	1						<i>Included in Woods Dendy Scope/Fee</i>
BUILDING PERSPECTIVES	1						<i>Included in Woods Dendy Scope/Fee</i>
MAIN LEVEL FLOOR PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
MAIN LEVEL DIMENSION PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND LEVEL FLOOR PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND LEVEL DIMENSION PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING FLOOR PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING DIMENSION PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ATTIC / LIGHTWELL PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
REFLECTED CEILING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ROOF PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ELEVATIONS	3						<i>Included in Woods Dendy Scope/Fee</i>
BUILDING SECTIONS	3						<i>Included in Woods Dendy Scope/Fee</i>
INTERIOR ELEVATIONS	3						<i>Included in Woods Dendy Scope/Fee</i>
WINDOW DIAGRAMS	1						<i>Included in Woods Dendy Scope/Fee</i>
STRUCTURAL NOTES & SPECIFICATIONS	1						<i>Included in Woods Dendy Scope/Fee</i>
FOUNDATION PLAN	2						<i>Included in Woods Dendy Scope/Fee</i>
CEILING FRAMING PLAN	2						<i>Included in Woods Dendy Scope/Fee</i>
LOW ROOF FRAMING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
HIGH ROOF FRAMING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

3. 60% Design

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
STRUCTURAL DETAILS	2						
							<i>Included in Woods Dendy Scope/Fee</i>
ELECTRICAL TITLE SHEET	1						
							<i>Included in Woods Dendy Scope/Fee</i>
FIRST FLOOR LIGHTING PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
FIRST FLOOR POWER PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR LIGHTING PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR POWER PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
ELECTRICAL ROOF PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING LIGHTING PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING POWER PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
ELECTRICAL SCHEDULES AND RISER DIAGRAMS	2						
							<i>Included in Woods Dendy Scope/Fee</i>
OVERALL FIRE PROTECTION FLOOR PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
FIRE PROTECTION DETAILS	1						
							<i>Included in Woods Dendy Scope/Fee</i>
MECHANICAL TITLE SHEET	1						
							<i>Included in Woods Dendy Scope/Fee</i>
OVERALL MECHANICAL PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR MECHANICAL PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
OVERALL MECHANICAL ROOF PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
MECHANICAL DETAILS	1						
							<i>Included in Woods Dendy Scope/Fee</i>
MECHANICAL SCHEDULES	1						
							<i>Included in Woods Dendy Scope/Fee</i>
CONTROLS DETAILS	1						
							<i>Included in Woods Dendy Scope/Fee</i>
PLUMBING TITLE SHEET	1						
							<i>Included in Woods Dendy Scope/Fee</i>
OVERALL PLUMBING DOMESTIC PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR PLUMBING PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
OVERALL PLUMBING WASTE AND VENT PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
ROOF PLUMBING PLAN	1						
							<i>Included in Woods Dendy Scope/Fee</i>
Estimated No. of Sheets	64						
<u>60% DESIGN</u>							
Quantity Calculations (60%)		1		2		1	

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT
TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)
HOUR ESTIMATE

DESIGN

3. 60% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare (60%) Project Manual including notification documents, bidding forms, contract and forms, based on Jasper County Procurement		6		12			6
Assemble Documents and Make Submittal for 60% Milestone						1	2
Prepare 60% Engineer's Estimate		2		2			
Quality Review	2	2					
Totals:	2	16	0	32	26	2	8

Other Direct Costs:

Travel	\$ -	
Lodging	\$ -	
Per Diem	\$ -	
Printing	\$ -	(60% Plans and Specs, provided in PDF format only)
Postage	\$ -	(60% Plans and Specs by email only)
Sub-Consultant - Woods Dendy	\$ 51,000.00	(60% Terminal Building Plans and Specs)
Sub-Consultant - Woods Dendy	\$ 5,250.00	(60% Storage Building Plans)
Sub-Consultant - CES Group	\$ 10,000.00	(60% Landscape/Irrigation Plans) - Allowance

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

4. 90% and 100% Design

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
<u>PLANS</u>							
	<u>QTY</u>						
Cover Sheet / Index of Drawings	1				1		
Summary of Quantities	1			1	1		
Construction Safety & Phasing Plan	1	1		2	1		
General Notes/Safety Phasing Notes	1			1	1		
Soil Boring Plan and Log	1			2	1		
Site Plan (Paving, Grading, Marking)	1	1		4	12		
Site Details	2			2	2		
Landscape and Irrigation Plan and Details	4						<i>Included in GEC Scope/Fee</i>
ARCHITECTURAL COVER SHEET	1						<i>Included in Woods Dendy Scope/Fee</i>
BUILDING PERSPECTIVES	1						<i>Included in Woods Dendy Scope/Fee</i>
MAIN LEVEL FLOOR PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
MAIN LEVEL DIMENSION PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND LEVEL FLOOR PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND LEVEL DIMENSION PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING FLOOR PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING DIMENSION PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ATTIC / LIGHTWELL PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
REFLECTED CEILING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ROOF PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ELEVATIONS	3						<i>Included in Woods Dendy Scope/Fee</i>
BUILDING SECTIONS	4						<i>Included in Woods Dendy Scope/Fee</i>
INTERIOR ELEVATIONS	4						<i>Included in Woods Dendy Scope/Fee</i>
WINDOW DIAGRAMS	1						<i>Included in Woods Dendy Scope/Fee</i>
WINDOW AND DOOR SCHEDULES	2						<i>Included in Woods Dendy Scope/Fee</i>
STRUCTURAL NOTES & SPECIFICATIONS	1						<i>Included in Woods Dendy Scope/Fee</i>
FOUNDATION PLAN	2						<i>Included in Woods Dendy Scope/Fee</i>
CEILING FRAMING PLAN	2						<i>Included in Woods Dendy Scope/Fee</i>
LOW ROOF FRAMING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
HIGH ROOF FRAMING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

4. 90% and 100% Design

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
STRUCTURAL DETAILS	2						<i>Included in Woods Dendy Scope/Fee</i>
ELECTRICAL TITLE SHEET	1						<i>Included in Woods Dendy Scope/Fee</i>
FIRST FLOOR LIGHTING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
FIRST FLOOR POWER PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR LIGHTING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR POWER PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ELECTRICAL ROOF PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING LIGHTING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
STORAGE BUILDING POWER PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ELECTRICAL SCHEDULES AND RISER DIAGRAMS	2						<i>Included in Woods Dendy Scope/Fee</i>
OVERALL FIRE PROTECTION FLOOR PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
FIRE PROTECTION DETAILS	1						<i>Included in Woods Dendy Scope/Fee</i>
MECHANICAL TITLE SHEET	1						<i>Included in Woods Dendy Scope/Fee</i>
OVERALL MECHANICAL PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR MECHANICAL PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
OVERALL MECHANICAL ROOF PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
MECHANICAL DETAILS	2						<i>Included in Woods Dendy Scope/Fee</i>
MECHANICAL SCHEDULES	1						<i>Included in Woods Dendy Scope/Fee</i>
CONTROLS DETAILS	1						<i>Included in Woods Dendy Scope/Fee</i>
PLUMBING TITLE SHEET	1						<i>Included in Woods Dendy Scope/Fee</i>
OVERALL PLUMBING DOMESTIC PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
SECOND FLOOR PLUMBING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
OVERALL PLUMBING WASTE AND VENT PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
ROOF PLUMBING PLAN	1						<i>Included in Woods Dendy Scope/Fee</i>
PLUMBING DETAILS	2						<i>Included in Woods Dendy Scope/Fee</i>
Estimated No. of Sheets	73						

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

DESIGN

4. 90% and 100% Design

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
100% DESIGN							
Quantity Calculations (100%)		1		2			
Prepare (100%) Project Manual including notification documents, bidding forms, contract and forms, general provisions, general specifications, and technical specifications.		4		12			4
Prepare responses to 60% Design Review Comments		2		2			
Assemble Documents and Make Submittal for 100% Milestone				2		1	2
Prepare 100% Engineer's Estimate		1		2			
Quality Review	2	2					
Totals:	2	12	0	32	19	1	6

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	(100% Plans and Specs, provided in PDF format only)
Postage	\$	-	(100% Plans and Specs by email only)
Sub-Consultant - Woods Dendy	\$60,000.00		(100% Terminal Building Plans and Specs)
Sub-Consultant - Woods Dendy	\$ 7,500.00		(100% Storage Building Plans)
Sub-Consultant - CES Group	\$10,000.00		(100% Landscape and Irrigation Plans and Specs) - Allowance
Subconsultant - Interior/Signs	\$38,500.00		Allowance, based on \$5/SF for Interior Design plus \$2000 for sign design

ATTACHMENT B
 JASPER COUNTY
 RIDGELAND-CLAUDE DEAN AIRPORT

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

BIDDING

5. Bidding Phase

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Assist Owner in distribution of plans for project		1		1			
Maintain Record of Potential Bidders		1		1			
Prepare, Attend, and Document Pre-Bid Conference		8					
Attend Bid Opening		5					
Bid Tabulation, Review and Recommendation of Award		4		8			
Construction Contract Preparation				2			4
Prepare and Distribute Conformed Documents					2		4
General Coordination With Bidders (includes answering questions and issuing addenda as necessary)		5		12	4		
Totals:	0	24	0	24	6	0	8

Other Direct Costs:

Travel (1 Trips)	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	500.00	(IFC Documents, 1 full size, 3 half size, 4 project manuals)
Postage	\$	25.00	
Sub-Consultant - Woods Dendy	\$	4,500.00	
Sub-Consultant - CES Group	\$	-	

ATTACHMENT B

**JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT**

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES

6. Grant Services

Item / Task Description	Principal	Project Manager	Senior Engineer	Engineer	Designer	Technician	Technical Assistant
Assist Preparation of South Carolina Department of Commerce Grant		8					
Prepare SCAC Grant Application				8			
Totals:	0	8	0	8	0	0	0

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	
Postage	\$	-	
Subconsultant Total:	\$	-	<i>None</i>

ATTACHMENT B
JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

GEOTECH

7. Pre-Design Geotechnical Services

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare & Coordinate Geotechnical Sub-Consultant RFP		1					
Prepare Boring Layout Plan for Subconsultant		1					
Review Sub-Consultant Deliverables for Compliance with RFP		1					
Totals:	0	3	0	0	0	0	0

Other Direct Costs:

Travel	\$	-	
Lodging	\$	-	
Per Diem	\$	-	
Printing	\$	-	
Postage	\$	-	
Subconsultant Total:	\$	8,000.00	Soil Consultants (DBE), Allowance

ATTACHMENT B

JASPER COUNTY
RIDGELAND-CLAUDE DEAN AIRPORT

TERMINAL & STORAGE BUILDINGS PROJECT (DESIGN/BID/PERMIT)

HOUR ESTIMATE

SPECIAL SERVICES

8. FAA Form 7460 Submission

<u>Item / Task Description</u>	<u>Principal</u>	<u>Project Manager</u>	<u>Senior Engineer</u>	<u>Engineer</u>	<u>Designer</u>	<u>Technician</u>	<u>Technical Assistant</u>
Prepare and Submit 7460 to OE-AAA		1		8			
Totals:	0	1	0	8	0	0	0

Other Direct Costs:

Travel	\$	-
Lodging	\$	-
Per Diem	\$	-
Printing	\$	-
Postage	\$	-
Sub-Consultant - None	\$	-



**RICHLAND - CLAUDE
DEAN AIRPORT**
RICHLAND, SOUTH CAROLINA

HOLI

2043 Oakdale Road, Suite 100
Columbia, SC 29205
803.774.4444



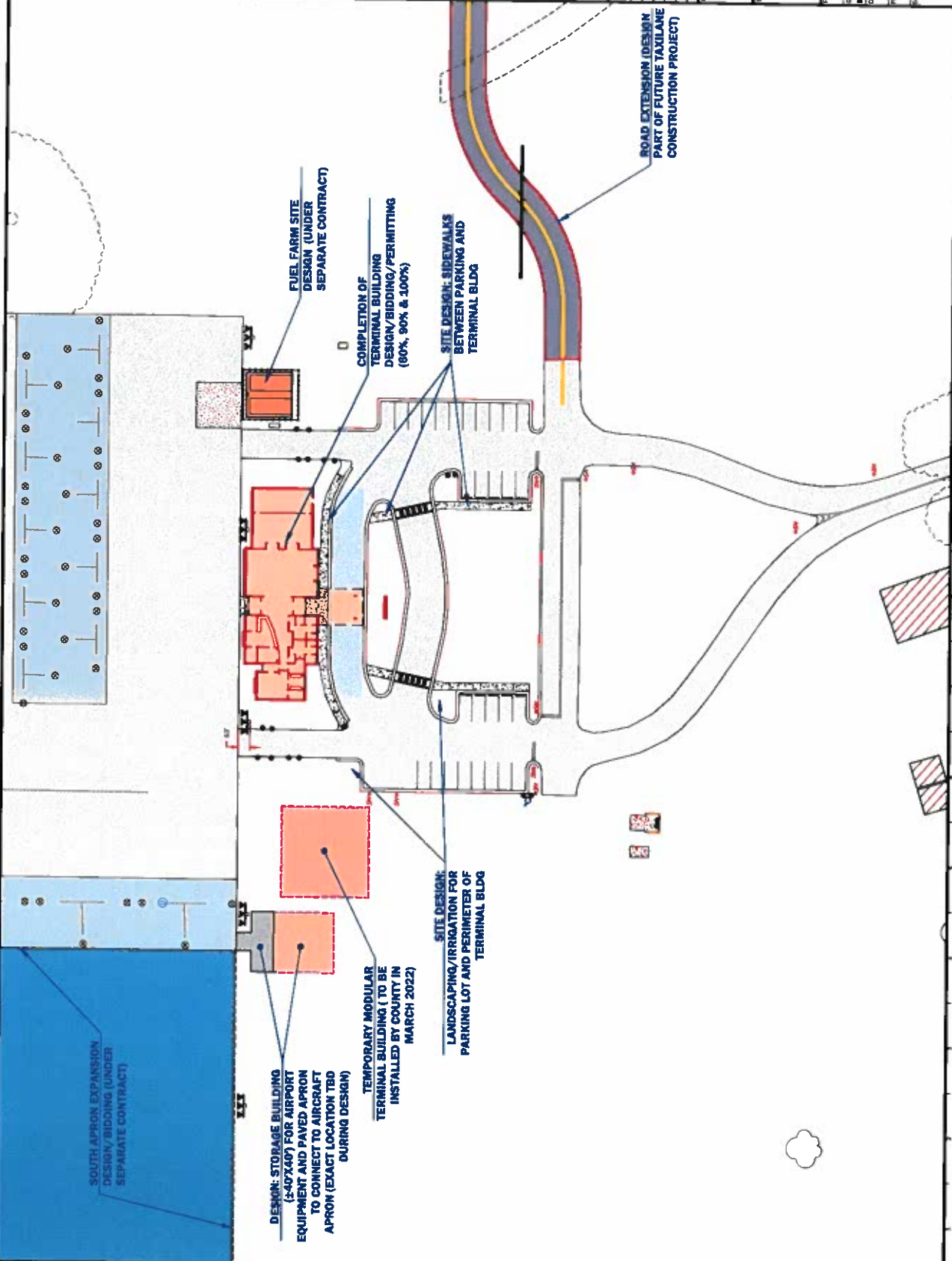
REVISIONS	
No.	Description

**NEW TERMINAL BUILDING
PROJECT**

**DESIGN SCOPE
OF WORK SKETCH**

ATT-C

1" = 60'



SOUTH APRON EXPANSION DESIGN/BIDDING (UNDER SEPARATE CONTRACT)

**ATTACHMENT D
TERMINAL BUILDING
ARCHITECTURAL SCOPE/FEE**

Proposal

February 4, 2022

Ref: Ridgeland Airport Terminal Building
Ridgeland, South Carolina

Mr. Kevin Morris, Project Manager
Holt Consulting Company, LLC.
2801 Devine Street, Suite 201
Columbia, SC 29205

Dear Kevin;

It is my pleasure to submit to you our updated proposal for Architectural and Engineering Consultant services for the proposed Terminal Building.

Phase 1 Schematic Design Phase complete with the exception of addressing "owner" requested plan changes.

Phase 2 will include Design Development, Construction Documents, Bidding & Negotiations and Construction Administration.

Scope of project.

Two story building of approximately 7,000 square feet of heated area.
For more specific project information See EXHIBIT "A" attached.

Description of Services

Schematic Design: **6% \$ 9,000.00**

- Based on the existing approved schematic design we will address "owner" requested plan changes and update presentation materials including floor plan (s), exterior elevations, perspective and isometric views for your review and approval. Color renderings can be provided if needed to present for owner approval, government agency approval, fund raising, etc. (Extensive color renderings will be considered additional services and will be billed at cost.)

Design Development:

34% \$ 51,000.00

Once Schematic Design Phase has been completed:

We will then develop the conceptual design further to confirm space requirements, suitability of structural and mechanical systems, and verify occupant capacity and compliance with building codes and ADA requirements.

- Architectural components, façade design, and finish details will be developed and submitted to the Owner for approval.
- We will engage a third party to perform cost estimate to ensure that the design is in line with targeted budget.

Construction Documents (CD's):

40% \$ 60,000.00

- Upon receipt of approval for design concepts presented during Preliminary and Design Development phases, we will develop the drawings into a set of Construction Documents suitable for bidding, permitting, and construction. The Construction Documents shall include a set of specifications that will include general project information, bidding instructions, general operating expectations for the contractors operations on site (the front end documents), and all technical specifications for systems and materials specified for use in the project.
- We will prepare a review set of drawings for your approval and work with you to assure that the final drawings meet your expectations for layout, materials, budget, and quality. We will incorporate your comments into the drawings and will prepare the documents for bidding and permitting.
- Deliverables provided in the CD's include the Project Manual (specifications), and the following plan sheets: Cover Sheet with Codes Analysis, Room Finish Schedules, Door Details & Schedules, Overall Floor Plan, Enlarged Plans, Interior Elevations, Wall Sections & Details, Mechanical Plans, Plumbing Plans & Life Safety Plans, and Electrical Plans & Details.

Bidding and Negotiation Phase:

3% \$ 4,500.00

- We shall respond to General Contractor's questions during the bid period as may be required in order to answer all questions from the bidders not answerable by a thorough review of the Bid Documents.

- During the bid period, we will prepare Addenda as required to clarify written bidder questions and details of the bid documents and distribute them to the bidders for their use in preparation of their respective bids.
- We will submit the final drawings to the Authorities having jurisdiction for permit review and follow up with them to address any issues they may have during their review.
- We will assist the Owner in determining a Bid Date for the project.
- We will assist the Owner in pre-qualifying potential bidders for the project.
- We shall participate in a Pre-Bid meeting for the contractors to assist in orienting them to the project requirements during a time at or near the commencement of the bidding period.
- We will evaluate Requests for Substitutions submitted by approved bidders during the bid period and advise the Owner of the suitability of the substitution requested for use on the project for your approval provided that the Substitution requests are submitted with appropriate product information and within the time limits stipulated in the Instructions to Bidders.
- We shall prepare and record a tabulation of the bids and make a recommendation of award for the Owners consideration.
- Upon receipt from the Owner of intent to award, we will notify unsuccessful bidders.
- We will prepare and forward a Notice to Proceed to the selected bidder.
- Our Bid Phase services are based upon a Single Prime Contractor being selected. Should the Owner elect to award multiple prime contracts, we will provide these expanded bid services as an additional service.

Construction Contract Administration Phase: 17% \$ 25,500.00

- We shall review all shop drawings and submittals prepared and reviewed by the contractor, and related to our portion of the work, and shall take action as may be appropriate.
- We shall respond to the contractor's questions and issues (RFI's) not resolvable by the contractor's careful review of the documents related to our portion of the work as may arise during the course of construction.
- We shall participate in a Pre-Construction meeting hosted at the site by the owner with the successful contractor to assist in orienting him to the project requirements prior to the start of the work.
- We shall issue Supplementary drawings as may be required to clarify the contract documents.

↑
**TO BE INCLUDED IN
 FUTURE WORK
 AUTHORIZATION**

- We shall prepare two punch list reviews of the project. Should the contractor not be complete and additional reviews are required, the cost of our services shall be borne by the contractor.
- We shall prepare change order documents including drawings, sketches, and Supplemental Drawings as may be requested by the Owner.
- We shall review and approve monthly application for payment.
- We shall prepare a set of Record Drawings based upon the Contractors as-built drawings and deliver a set of reproducible drawings and specifications to you for your use in managing the property.
- We shall perform two site visits per month during the construction phase. If additional visits are required we will bill as additional services and apply hourly rate schedule as noted below.

I hereby propose to complete the Architectural and Consultant services specified for the amount of:

TO BE INCLUDED IN
FUTURE WORK
AUTHORIZATION

Architectural
Structural Engineering,
Mechanical / Electrical & Plumbing Engineering Services:

TOTAL FEE: \$150,000.00

ESTIMATE of other services required.

For the purposing of establishing an overall budget the cost estimate to perform additional services are noted below. Once a site master plan and architectural plan have been approved a fixed fee for the following services can be established.

Landscape Architectural Design.	\$5,000. to \$10,000.
Interior Design:	\$5.00 per Square Feet: Estimated
Sign Design	\$2,000 Estimated

Hourly Rate Schedule:

Principal Architect	\$200. / hour
Project Manager	\$135.
Architectural Designer	\$105.
Clerical / Administration	\$65.

Project Team *(proposed)*

Architectural Services

Grady L. Woods, AIA, NCARB
Woods Dendy Architects, LLC
893 Grays Highway
Ridgeland, SC 29936

Structural Engineering Services:

Tony Austin, PE
Southern Consulting & Engineering, Inc.
Goose Creek, SC

Mechanical, Electrical & Plumbing Engineering Services:

Tony Duttera, PE
Beekman Point Engineering
295 Seven Farms Drive
Suite C-321
Daniel Island, SC 29492

**ATTACHMENT E
STORAGE BUILDING
ARCHITECTURAL SCOPE/FEE**

Proposal

February 4, 2022

Ref: Ridgeland Airport Terminal Building
Ridgeland, South Carolina

Mr. Kevin Morris, Project Manager
Holt Consulting Company, LLC.
2801 Devine Street, Suite 201
Columbia, SC 29205

Dear Kevin;

It is my pleasure to submit our updated proposal for Architectural and Engineering Consultant services for the proposed Storage Building.

Scope of project.

- Basic size: 40x40 minimum size.
- Construction: Either metal building or block/split face construction is suitable. (Ful-Fab has a box hangar system that is 44x40 with a hangar door that is about the right size). Either construction would need to meet the Airport's minimum standards enacted several years ago. Color should be compatible with terminal building. Keeping cost down will be important so that overall terminal program stays within budget. Benefit of a hangar-type structure – it could be converted to a hangar for small aircraft if needed.
- Doors: He wants a hangar-type door on the front/airside of the building to allow access to the apron for the mower, ground tug and other equipment. Minimum door height should be around 12', since tallest equipment is around 9'. I would imagine there will be a couple of regular exterior 36" wide doors as well.
- Location: Probable location is edge of existing apron, just south of existing terminal building (and temporary modular terminal). There will be a paved access drive between the storage building and the existing apron (Holt to design).

Description of Services

Schematic Design: 15% \$ 2,250.00

- Based on the existing approved schematic design we will address “owner” requested plan changes and update presentation materials including floor plan (s), exterior elevations, perspective and isometric views for your review and approval. Color renderings can be provided if needed to present for owner approval, government agency approval, fund raising, etc. (Extensive color renderings will be considered additional services and will be billed at cost.)

Design Development: 35% \$ 5,250.00

Once Schematic Design Phase has been completed:

We will then develop the conceptual design further to confirm space requirements, suitability of structural and mechanical systems, and compliance with building codes

- Architectural components, façade design, and finish details will be developed and submitted to the Owner for approval.

Construction Documents (CD's): 50% \$ 7,500.00

- Upon receipt of approval for design concepts presented during Preliminary and Design Development phases, we will develop the drawings into a set of Construction Documents suitable for bidding, permitting, and construction. The Construction Documents that will include general project information, bidding instructions, general operating expectations for the contractors operations on site (the front end documents), and all technical specifications for systems and materials specified for use in the project.

I hereby propose to complete the Architectural and Consultant services specified for the amount of:

Architectural
Structural Engineering,
Mechanical / Electrical & Plumbing Engineering Services:

TOTAL FEE:

\$15,000.00

Bid Assist and Construction Administration, if required, can be performed on a fixed fee or an hourly basis.

Hourly Rate Schedule:

Principal Architect	\$200. / hour
Project Manager	\$135.
Architectural Designer	\$105.
Clerical / Administration	\$65.

Project Team *(proposed)*

Architectural Services

Grady L. Woods, AIA, NCARB
Woods Dendy Architects, LLC
893 Grays Highway
Ridgeland, SC 29936

Structural Engineering Services:

Tony Austin, PE
Southern Consulting & Engineering, Inc.
Goose Creek, SC

Mechanical, Electrical & Plumbing Engineering Services:

Tony Duttera, PE
Beekman Point Engineering
295 Seven Farms Drive
Suite C-321
Daniel Island, SC 29492

AGENDA ITEM:

XI

New Business item G



99 Logan Road
Bluffton, SC 29909
843/757-5765

Date	QUOTE #
3/1/2022	20-354
Ticket #	

Address

RIDGELAND AIRPORT

Project Name

RIDGELAND AIRPORT
POWER NEW TERMINAL
PIPE
ATTN: MR. EARL BOSTICK
State Contract #4400018474

Item	Description	Qty	Rate	Total
PIPE 6"	SCOPE OF WORK: CAB INSTALLERS WILL PROVIDE THE LABOR TO PIPE FOR ELECTRICAL HOOK-UP TO TEMP. NEW TERMINAL 6" HDPE	1	14,400.00	14,400.00T
	Sales Tax (9.0%)	\$1,296.00	Total	\$15,696.00



99 Logan Road
Bluffton, SC 29909
843/757-5765

Date	QUOTE #
3/1/2022	20-355
Ticket #	

Address

RIDGELAND AIRPORT

Project Name

RIDGELAND AIRPORT
BORING FOR NEW POWER
TEMP AIRPORT TERMINAL
ATTN: MR. EARL BOSTICK
State Contract #4400018474

Item	Description	Qty	Rate	Total
BORING	SCOPE OF WORK: CAB INSTALLERS WILL PROVIDE THE LABOR TO BORE POWER TO NEW TEMP. AIRPORT TERMINAL BUILDING BORING FOR POWER	1	21,600.00	21,600.00
	Sales Tax (9.0%)	\$0.00	Total	\$21,600.00



PROPOSAL

TIM CRAMER ELECTRICAL, INC.

"The Electrical Service & Maintenance Specialist"

Unlimited State License

P.O. Box 546

Bluffton, SC 29910

843-247-5256

Page 1 of 1

	Date 3-1-2022
	Job Name
	JASPER COUNTY AIRPORT MODULARS
	Job Location
	JASPER COUNTY AIRPORT
Proposal Submitted To	Architect
JASPER COUNTY	
Street	Date of Plans
City, State and Zip	
WE PROPOSE hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:	
Payment made as follows:	
80% Rough-in	
30% Permanent Service	
10% Completion	
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our worker are fully covered by Workman's Compensation Insurance.	
Authorized Signature	NOTE: This proposal may be withdrawn by us if not accepted within _____ days.
(1) 8" BORE 820'	\$22,165.00
(1) 4" BORE 160'	\$4,835.00
(1) 400 AMP 120/208V SINGLE PHASE ELECTRICAL SERVIC BUDGET NUMBER UNTIL UNITS ARE SET	
(1) 175' RUN 500 MCM AL FROM POWER COMPANY TRANSFORMER TO ELECTRICAL SERVICE RACK WITH (1) 400 AMP METER AND (1) 400 AMP MAIN BREAKER PANEL NEMA 3R 20 CIRCUIT	
(6) 2 POLE 100 AMP BREAKERS FOR MODULAR UNITS	
(1) 2 POLE 60 AMP SPARE	
(1) 2 POLE 30 AMP SPARE	
(8) 1 POLE 20 AMP SPARE	
(6) RUNS 1 1/2 PVC CONDUIT WITH 3 RUNS #1 AL AND (1) RUN #4 AL TO EACH ELECTRICAL PANEL	
ELECTRICAL SERVICE ALLOWANCE \$19,975.00	
(2) MEN (16) HOURS** \$2,400.00	
\$49,375.00	
** (2) MEN (16) HRS - CONNECTING MODULAR UNIT WIRING TOGETHER UNDERNEATH OFFICES**	
ACCEPTANCE OF PROPOSAL - The above, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above	Signature _____
DATE OF ACCEPTANCE	Signature _____

AGENDA ITEM:

XI

New Business item **H**



Jasper County Finance Department

358 Third Avenue, Post Office Box 1149
Ridgeland, South Carolina 29936
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA
Director of Administrative Services
kburgessr@jaspercountysc.gov

**Jasper County Council
Installation of 18,000 BTU Carrier Air Conditioner Unit
Stiney Road Fire Station
202 Stiney Road
Hardeeville, SC 29927**

Meeting Date:	March 7, 2022
Subject:	Presentation of proposal to provide all required permits, license, materials, insurance, labor, subcontractors, tools and equipment to complete the addition of an 18,000 BTU Carrier Ductless Mini Split Unit for the upstairs storage room in the Stiney Road Fire Station, 202 Stiney Road, Hardeeville, SC.
Recommendation:	Council accepts the proposal from IP Builders, Inc. and allow the County Administrator to execute all necessary documents for the project.

Description: The addition of an air conditioning unit for the loft area of the Stiney Road Fire Station is necessary because this area was not originally air conditioned, therefore the addition of an air conditioning unit will remediate potential problems and allow for use by fire station personnel. IP Builders, Inc. was the original contractor for the station and as such is familiar with the construction of the building and will provide a one (1) year warranty on all workmanship.

Recommendation: Council accepts the proposal from IP Builders, Inc. and allow the County Administrator to execute all necessary documents for the project.

Attachments:
IP Builders, Inc. Proposal



Office: (843) 538-2010 • Fax: (843) 538-2015

PROPOSAL

March 1, 2022

Jasper County
358 Third Avenue
Ridgeland, SC 29936

RE: Stiney Rd. Fire Station – Upstairs Mechanical Addition

IP BUILDERS, INC. proposes to provide all required permits, license, materials, insurance, labor, sub-contractors, tools, and equipment to complete the addition of an 18,000 BTU Carrier Ductless Mini Split Unit for the upstairs storage room in the Stiney Road Fire Station in Jasper County, South Carolina, in accordance with the rules and regulations of the county.

SCOPE OF WORK:

- Installation of 18,000 BTU Carrier Ductless Mini Split Unit
- Reinstall removed sheetrock
- Make both attic doors airtight with threshold & weather stripping
- Install threshold & weather stripping on HM door at room entrance
- All manufacturer warranties
- Collection and disposal of all debris
- On site supervision
- IP Builders, Inc. 1-year full warranty on all workmanship

TOTAL BUDGET: \$ 13,440.00

Payment Terms: We will bill on or near the 1st of each month for all stored materials, materials in place, labor and subcontract work completed that month with payment being due from the owner within fifteen (15) days after submission of contractor's payment application.

Thank you for the opportunity to bid this job and I look forward to working with you in the future. If you have any questions, please feel free to contact me at (843) 909-2277 or shane@ipbuilders.net

Proposed by: Shane Moody
Project Manager, IP Builders, Inc.

Accepted by: Jasper County

Accepted by: Kimberly Burgess
Director Administrative Services, Jasper County

P.O. Box 1667 • Walterboro, SC 29488

AGENDA ITEM:

XI

New Business item I



Jasper County Finance Department

358 Third Avenue, Post Office Box 1149
Ridgeland, South Carolina 29936
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA
Director of Administrative Services
kburgessr@jaspercountysc.gov

Jasper County Council Emergency Procurement of Lowboy Trailer Public Works Department

Meeting Date:	March 7, 2022
Subject:	Emergency procurement of lowboy trailer to replace inoperable and unrepairable lowboy trailer
Recommendation:	Council approves the emergency purchase of a lowboy trailer to replace inoperable trailer at a cost not to exceed \$60,000

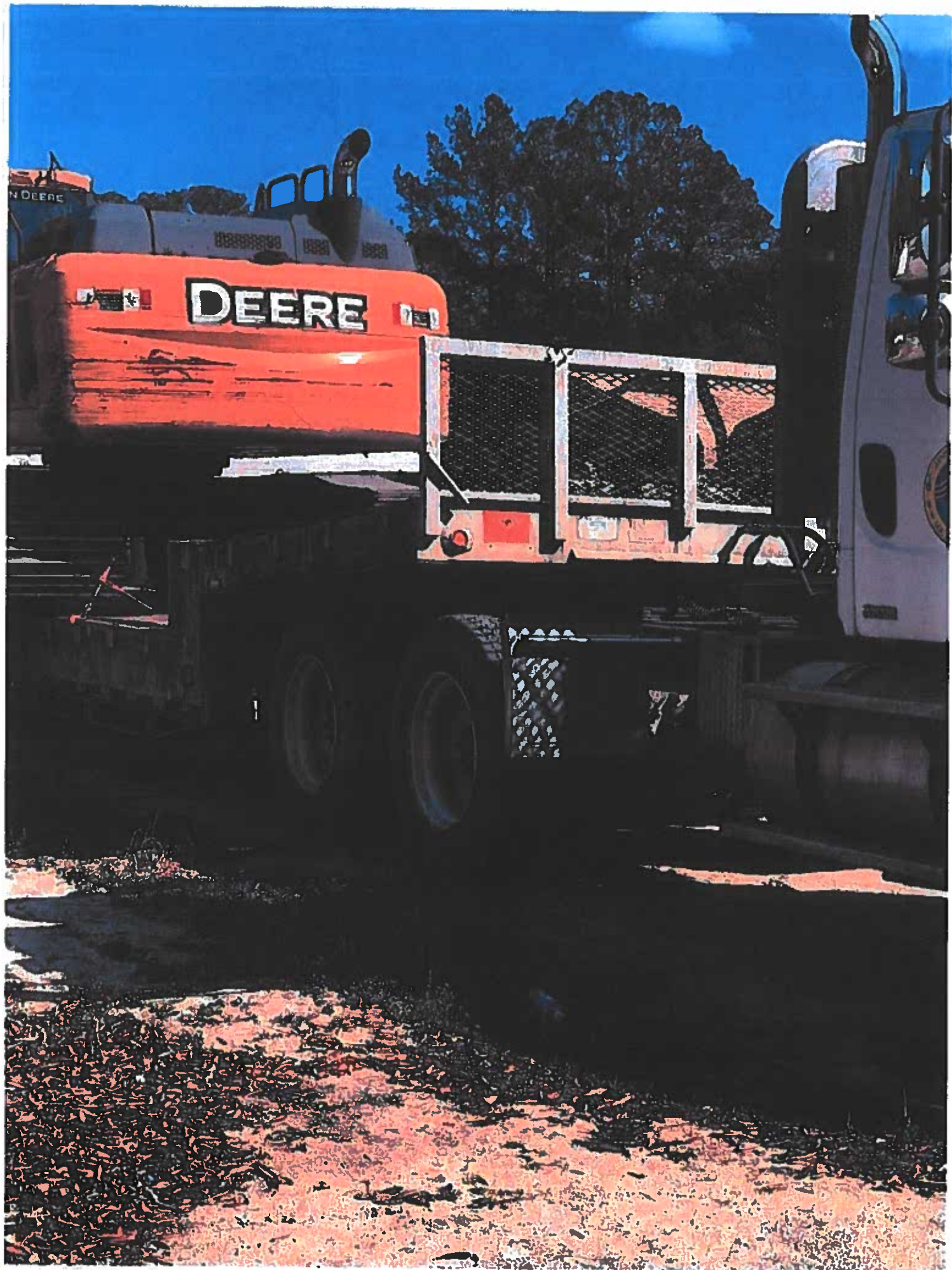
Description: The lowboy trailer currently used by the Public Works department to transport large equipment to various locations throughout the county is inoperable and unrepairable. A replacement lowboy trailer is needed immediately to continue providing necessary services to the residents of Jasper County. The purchase will be funded as follows:

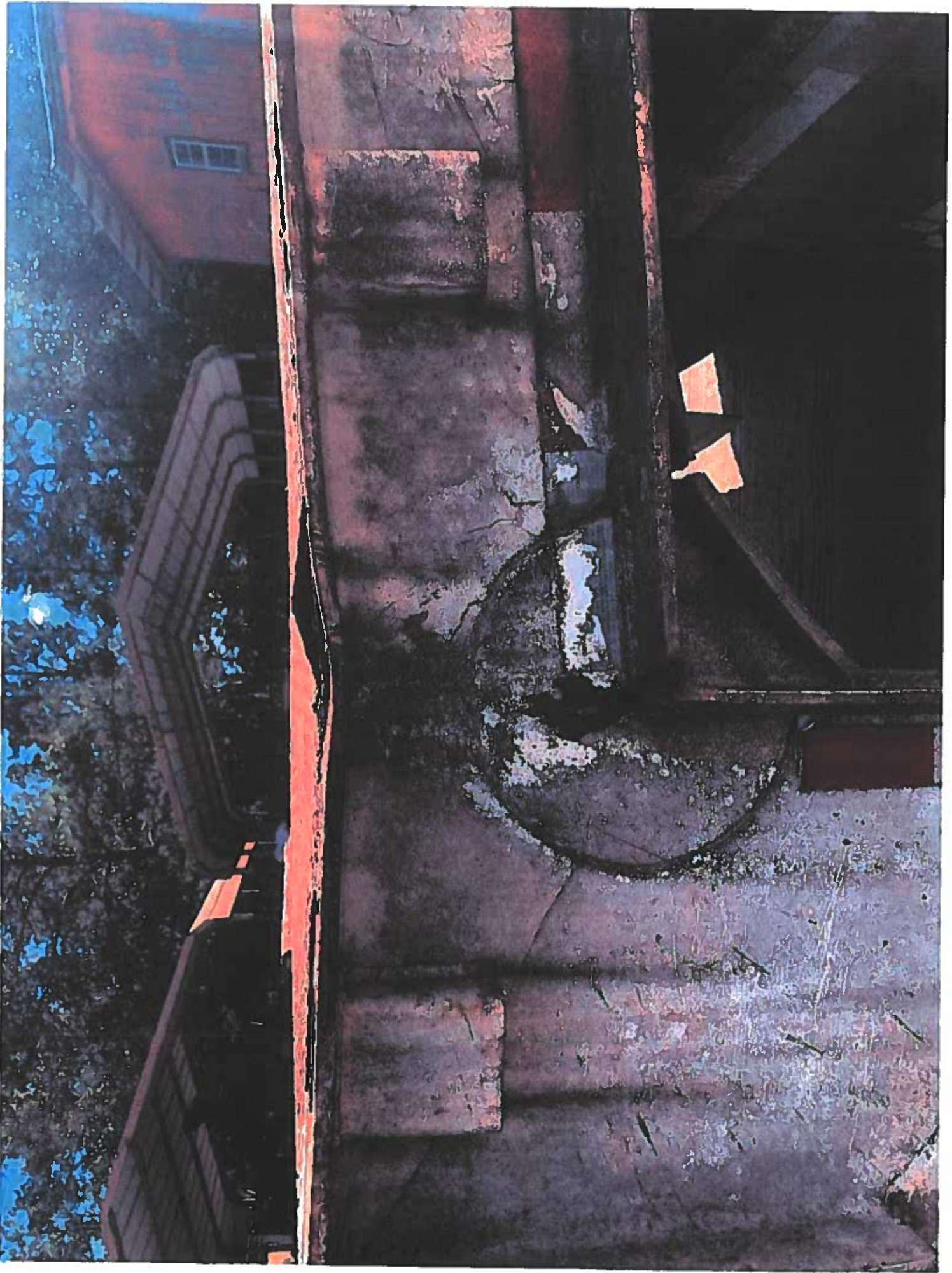
010-084-3752 Capital Outlay	\$39,500
010-081-2307 New Vehicles	\$16,000
010-082-2307 New Vehicles	<u>\$ 4,500</u>
	<u>\$60,000</u>

Recommendation: Council approves the emergency purchase of a lowboy trailer to replace the current trailer which is inoperable at a cost not to exceed \$60,000.

Attachments:

Pictures of inoperable lowboy trailer
Online quotations from various vendors





NC

Find Equipment : [Lowboy Trailers](#) : 2022 RAMPANT 35 Ton Hydraulic Detachable Gooseneck



[Watch](#) [Print](#) [Share](#)

2022 RAMPANT 35 Ton Hydraulic Detachable Gooseneck
\$47,999.00 USD



Click image to enlarge



CONTACT DEALER

Name
Zip Code
Phone #
Email
Comment





This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

SEND MESSAGE

DEALER INFO

RAMPANT TRAILERS

2023 WENDELL BLVD
WENDELL, NC 27591

-  [844-307-9678](tel:844-307-9678)
-  [Dealer Profile](#)
-  [Driving Directions](#)
-  [Dealer Inventory](#)

DETAILS

Price	\$47,999.00 USD \$1,111 /mo	Year	2022	Make	RAMPANT
Model	35 Ton Hydraulic Detachable Gooseneck	Stock #	35 Ton RGN Lowboy	New	New

ADDITIONAL INFO ▾

FEATURED LISTINGS

 <p>2022 RAMPANT 55 Ton RAMPANT TRAILERS</p> <p>\$83,999</p>	 <p>2022 RAMPANT 55 TON RGN WITH 4TH FLIP AXLE RAMPANT TRAILERS</p> <p>\$79,999</p>	 <p>2022 RAMPANT 35 TON RGN PAYER LOWBOY TRAILER RAMPANT TRAILERS</p> <p>\$69,999</p>	 <p>2022 RAMPANT 35 Ton AG Detachable RAMPANT TRAILERS</p> <p>Contact for price</p>	 <p>2022 RAMPANT 50 T Hydraulic Detachable Gooseneck RAMPANT TRAILERS</p> <p>\$89,999</p>
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● ● ● ● ● ● ● ●

NC

Find Equipment : Lowboy Trailers : 2022 RAMPANT 35 TON RGN LOWBOY TRAILER



[♥ Watch](#) [Print](#) [Share](#)

2022 RAMPANT 35 TON RGN LOWBOY TRAILER
\$48,999.00 USD



Click image to enlarge



CONTACT DEALER

Name

Zip Code

Phone #

Email

Comment

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SEND MESSAGE



All information listed is believed accurate. Pictures, specifications, prices, and all information is subject to change and correction without notice. All liability is expressly disclaimed.

Reitnouer Trailers in Stock


Save big on maximizers and dropmisers. huge selection of reitnouer

Larson Truck Sales

3/2/22, 11:03 AM

2021 Atoka RGN-553-E - Lowboy Trailer in atoka, Oklahoma - Listing# 816344 - Atoka Trailer MFG

Atoka Trailer MFG
Caleb Eaves
877 S Jefferson
Atoka, Oklahoma 74525

 580-889-0767

 [Email Inquiry](#)

[See all inventory](#)

2021 Atoka RGN-553-E

Price:

\$54,000

Condition:

New

Listing#:

816344

Type:

Trailer

Category:

Lowboy

Location:

atoka, Oklahoma

New RGN 28' well 4th axle Provisions Aptong lumber Honda Pony Motor LED Lighting T1 High Tensile frame 53' OAL 102" Wide

Finance This Trailer Instantly!

[Click here to get your down payment, monthly payment, and terms.](#)



New 2022 FONTAINE HEAVY HAUL Lowboy Trailers
OTHER

N35A0999

\$99,975

Tri-State Trailer Sales - Pittsburgh

Popularity Stats

- 👁️ **Seen 3 times** (last 30 days)
- ♥️ **Be the first user to**
- 💎 **The price has not decreased recently**

Description

N35A0999

2022 FONTAINE, LXT-40 Semi-Trailers - Lowboy Trailers, 2022 Fontaine LXT-40 Extendable Lowboy, 34' - 60' clear deck, 20" loaded deck height, Air Ride with chain lift front axle, aluminum outer wheels, prepped for flip box and 3rd flip axle, mini boom trough, 40 tons in 16', Air Ride Suspension, Steel Composition, Wood Floor, . L x W x H: 53 x 102 x

Details

Condition: New
Year: 2022
Make: FONTAINE HEAVY HAUL
Model: OTHER
Class: TRAILERS
Category: Lowboy Trailers
Location: Pittsburgh, PA
Stock Number: N35A0999
Serial Number: 57J653208N35A0999
Trailer Length: 53
Trailer Width: 102
Front Tire Size: 22.5 LP
Rear Tire Size: 22.5 LP

Tri-State Trailer Sales - Pittsburgh

Call 1-800-625-7791

Disclaimers

Equipment Trader Disclaimer: The information provided for each listing is supplied by the seller and/or other third parties. EquipmentTrader.com is not responsible for the accuracy of the information. Please refer to the Equipment Trader Terms of Use for further information.



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2020 FONTAINE LXTN-40 FLIP SOLD SEPERATE For Sale In Lancaster, Pennsylvania



For Sale Price: \$93,900

Contact Information

TRI-STATE TRAILER SALES

📍 [Lancaster, Pennsylvania 17601](#)

Phone: [\(717\) 400-7165](tel:(717)400-7165)

Messenger: [Message](#)

[Video Chat With This Dealer](#)

Contact: LANCASTER SALES



Description

Flip Sold Seperate

Length 48' Width 102" Top Deck Length 9'10" Main Deck Length 29' closed/50' open Main Deck Height 20" with 6" ground clearance Rear Deck Length 9'2" Weight 23,530 lbs. +/- 3% Unit Description Double Drop Extendable Flat Body Compatibility Designed to Accept 3rd Axle Flip Floor 1 3/8" Apitong Ramps None, Front Deck Sloped w Traction Cleats Side Rail Steel Outriggers 14 Pair D-Rings 9 Pair Side Rail Lights 8 per Side Including Mid-Turn Rear Lights (3) Stop/Tail, (3) Clearance Strobe Lights 4" Amber, Battery Powered Gooseneck Hydraulic Detachable, Non-Ground Bearing Loaded 5th Wheel 50" with Five Ride Height Positions Pony Motors Yes Suspension # of Axles 2 Suspension Type Air Ride Suspension Brand Hendrickson Suspension Setting 54.5" Lift Axle None Tire Size 255/70R22.5 Wheels Alum/Steel UnderFrame King Pin Setting 16" Cross Member Center 24" Paint Black Weight Ratings 40 Ton

Specifications

Quantity	1	Stock Number	5077
Year	2020	Manufacturer	FONTAINE
Model	LXTN-40 FLIP SOLD SEPERATE	Condition	Used
Tires	22.5	Suspension	Air Ride
Number of Rear Axles	Tandem	Wheels	Aluminum/Steel
Width	102 in	Length	48 ft
Composition	Steel	Axle Type	Fixed
		Floor Type	Wood Floor

3/2/22, 11:05 AM

2020 FONTAINE LXTN-40 FLIP SOLD SEPERATE For Sale in Lancaster, Pennsylvania | TruckPaper.com

Type of Neck	Detachable	Extendable	Yes
Pony Motor	Yes	Toolbox	Yes
Outriggers	Yes	Number of Outriggers	14
Wheel Covers	Yes	Well Length	29 ft
Max Extended Length	69 ft	Outrigger Type	Swing Out
VIN	57J650200L3577575		

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866-455-7444

www.KaufmanTrailers.com

Celebrating
Over
25 Years
of Manufacturing
Trailers
Gooseneck



44,990.00 Factory Direct

Price Shown Does Not Include **FET** Adds 20K to cost

Shown with Optional Polished Aluminum Wheels and Flip Ramps.

Be Sure To Ask About Our New Freight Pricing!



866-455-7444

www.KaufmanTrailers.com



Spare tire and rim	\$0.00
Oak Decking in Center Bay	\$0.00
Apitong Decking	\$0.00
Front Fenders	\$0.00
Dual Hinged, Flip up Front Ramps	\$0.00
Additional Deck Widths Available	\$0.00
Honda Self Contained Hydraulic Kit	\$0.00
26', 28', and 30' Optional Well Lengths	\$0.00
Flat Deck Over the Axles	\$0.00
Spare Mount	\$0.00
Polished Aluminum Wheels	\$0.00
Dovetail and Spring Assist Rear Ramps	\$0.00
Rumber Decking	\$0.00
Load Supporting Rear Fenders	\$0.00
Additional Paint Colors Available	\$0.00
Dual Position Kingpin	\$0.00
Multiple Axle Spacings	\$0.00
Bucket Trough	\$0.00

Be Sure To Ask About Our New Freight Pricing!

866-455-7444

www.KaufmanTrailers.com

Celebrating
Over
25 Years
of Manufacturing
Quality Trailers



G.V.W.R.	86,000 lbs. (Capacity 70,000 lbs. in 12 ft. span or greater)
Electrical	Sealco US made sealed wiring harness, lifetime LED lights, amber strobe kit standard
Frame	Four cambered main beams, fabricated with 100 KSI (T1) and 80 KSI high tensile steel.
Dovetail	See Additional Options
Upper Deck	See Additional Options
Side Rail	Full Height Fabricated
Tongue	Hydraulic, removable, non-ground bearing gooseneck with 3 position adjustable load blocks and 89" - 107" available swing clearances. Comes standard set-up for wet line.
Tires	255/70 R22.5 LRH
Floors	2" oak flooring
Coupler	SAE 2" Kingpin (16" Kingpin Setting)
Safety Chains	N/A
Ramps	Fixed Front Ramps (See Additional Options)
Tie Downs	Forged D-rings
Deck Length	24' well standard. Additional Optional Lengths
Deck Height	24" (fully loaded)
Deck Width	102" (Expandable to 126" with outriggers)
Fenders	See Additional Options
Lower Deck	24' well length
Brakes	All wheel 16.5" x 7" air brakes, automatic slack adjusters, and 4S/2M ABS
Tailgate	N/A
Wheels	10 hole steel disc / hub piloted (Aluminum Wheel Options)
Jack	N/A
Axles	2-25,000 lb. axles (5" round, 5/8" wall thickness)
Suspension	Hutchens H-9700 Heavy Duty 3-Leaf Spring Suspension
Toolbox	20" x 42" Lockable Lid Toolbox
Finish	Sherwin Williams Premium Acrylic Urethane over a Premium Two Part Epoxy Primer

AGENDA ITEM:

XII

Old Business item A

** Note this is a verbal COVID update from Chief Wells and the screen will be shared with this information**

AGENDA ITEM:

XIII

Council Members Comments

AGENDA ITEM:

XIV

Administrator's Report





OFFICE OF THE JASPER COUNTY ADMINISTRATOR

358 Third Avenue - Courthouse Square - Post Office Box 1149
Ridgeland, South Carolina 29936 · 843-717-3690 - Fax: 843-726-7800

Andrew P. Fulghum
County Administrator
afulghum@jaspercountysc.gov

Administrator's Report March 7, 2022

1. IGA Between the County and City of Hardeeville Regarding Fire Protection and Emergency Services:
Chief Wells has been working with City officials re: automatic and mutual aid. Chief Wells will provide a status update for you.
2. "Calling All Managers" Meeting:
I attended a meeting with local government managers from Chatham County and the Chatham County municipalities on Feb. 22. Opportunities to work together on joint projects and service delivery were discussed. Thanks to Mr. Lee Smith, County Manager for Chatham County, for his leadership in bringing us all together.
3. Jasper County Satellite Office in Hardeeville:
I have received notice from the City that they will exercise their termination option for the MOU which governs the County's lease of office space from the City for that office. The lease will expire on Feb. 9, 2023.

The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this report.



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800

Andrew P. Fulghum
County Administrator

afulghum@jaspercountysc.gov

Progress Report February 23, 2022-March 7, 2022

1. SC Association of Counties (SCAC) Mid-Year Conference:
Attended conference in Columbia Feb. 21-22.
2. International City/County Management Association (ICMA) Regional Conference:
Attended conference in Atlanta March 2-4.
3. Department of Social Services (DSS) Building:
Met with DSS staff, Beaufort/Jasper EOC staff, and County staff on Feb. 25 to discuss possible colocation of offices for future, new DSS building.
4. County Staff Retreat:
Organized and attended on Feb. 28. Results of this effort will be reviewed with County Council at County Council retreat in March.
5. Various Development Projects:
Reviewed with staff status of mixed-use projects and economic development projects. Participated in virtual meeting with outside counsel, County Attorney, and SCA staff on March 2.
6. Ridgeland-Claude Dean Airport:
Reviewed and circulated anonymous complaint forward from the FAA. To be discussed with County Council on March 7.
7. Jasper County Chamber of Commerce's *The State of the County Luncheon*:
Reviewed activities, projects, and stats and prepared talking points.
8. Levy Volunteer Fire Department (LVFD):
Received draft documents from outside counsel on March 1. Currently reviewing.
9. Other Meetings/Events Attended or Scheduled to Attend:
Georgia Ports Authority (GPA) State of the Port Address on Feb. 24.