

COUNTY COUNCIL OF BEAUFORT COUNTY

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COUNTY ADMINISTRATOR

BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA

PUBLIC FACILITIES COMMITTEE

Monday, May 19, 2014

4:00 p.m.

Conference Room, Building 3
Beaufort Industrial Village
104 Industrial Village Road, Beaufort

Staff Support:

Rob McFee, Division Director

1. CALL TO ORDER – 4:00 P.M.
2. CONSIDERATION OF CONTRACT AWARDS
 - A. Janitorial Services for Beaufort County ([backup](#))
 - B. Design Build Contract for Dirt Road Paving Contract #48 - Wimbee Landing Road and Huspah Drive, Sheldon ([backup](#))
3. STATUS / BRIEFING ON BOUNDARY STREET PROJECT / BID RESULTS / FUNDING AVAILABILITY (INFORMATION ONLY)
4. BEAUFORT COUNTY DIRT ROAD PAVING REQUIREMENTS FOR DIRT ROADS WITHOUT RIGHT OF WAY
 - A. Right of Way Condemnation Request for Major Road, St. Helena Island ([backup](#))
5. BEAUFORT COUNTY DIRT ROAD PAVING REQUIREMENTS FOR DIRT ROADS WITHOUT RIGHT OF WAY / REMOVAL FROM COUNTY ROAD MAINTENANCE INVENTORY REQUEST
 - A. Johnson Landing Road, Lady's Island ([backup](#))
 - B. Trotters Loop, Lady's Island ([backup](#))
6. PROPOSED AMENDMENT TO EASEMENT AGREEMENTS / CLARENDON FARMS EASEMENT AND BEAUFORT COUNTY EASEMENT AT IHLY ROAD – RAIL RIGHT OF WAY ([backup](#))
7. ADJOURNMENT

2014 Strategic Plan: Committee Assignments

Animal Services Facility: Evaluation and Direction
Bridge Replacement Plan and Funding Mechanism
County Information Technology Upgrade Plan
Countywide Telecommunications Infrastructure Master Plan: Development and Funding
Long Range Regional Transportation Model/Plan: Development
Pinckney Island: Plan and Funding
Transfer Station: Direction





COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg 2—Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee
FROM: Dave Thomas, CPPO, Purchasing Director *DT*
SUBJ: **RFP # 140305 Award Recommendation for Janitorial Services for Beaufort County**
DATE: May 19, 2014

BACKGROUND: Beaufort County issued a Request for Proposals (RFP) to vendors capable of providing janitorial services for Beaufort County facilities located both North and South of the Broad River (27 facilities in the North, including additional services needed at the 14 buildings currently being serviced by Disabilities and Special Needs (DSN), and 9 facilities in the South). The intent of the RFP is to select the most qualified responsive/responsible vendor whose schedule of service, support, and price is in the best interest of Beaufort County. The scope of services will require the selected contractor to provide a complete and efficient janitorial service, including all reasonable and necessary labor, supervision, equipment, licenses, insurance, and supplies to keep the contracted areas clean and properly supplied.

The evaluation committee consisted of the following six members: Missy Easler, Fiscal Technician; Alan Eisenman, Financial Supervisor; Scott Marshall, Parks and Leisure Services Director; Jon Rembold, Airports Director; Mark Roseneau, Director of Facilities Management; and Wlodek Zaryczny, Library Director. Dave Thomas, Purchasing Director, facilitated the process and provided guidance to the evaluation committee. Monica Spells, Compliance Officer, observed all committee meetings. On March 5, 2014, Beaufort County received sixteen responses to the RFP (Attachment 1 "Final Ranking and Cost Sheet"). The evaluation committee evaluated all responses based on the selection criteria and short-listed the following five vendors for interviews: 360 Clean, A&B Cleaning Service, Beaufort Janitorial, The Budd Group, and Defender Services. The evaluation committee completed interviews on April 9, 2014 and requested "Best and Final Offers" from these five vendors with a response date of April 24, 2014. After review of the "Best and Final Offers" and consideration of the RFP evaluation criteria scoring, the panel selected A & B Cleaning Service as the number one ranked vendor to provide janitorial services for County facilities North and South of the Broad River.

RECOMMENDED VENDOR:

COST

A & B Cleaning Service, Inc., Greenville, NC

\$585,828

FUNDING:

Account # 10001310-51210, Facilities Management Cleaning Services	\$552,636
Account # 54000011-51210, Hilton Head Island Airport Cleaning Services	28,500
Account # 51000011-51210, Lady's Island Airport Cleaning Services	<u>4,692</u>
Total	\$585,828






Proposed Fiscal Year 2015 Budget

Account # 10001310-51210, Facilities Management Cleaning Services	\$600,000
Account # 54000011-51210, Hilton Head Island Airport Cleaning Services	30,000
Account # 51000011-51210, Lady's Island Airport Cleaning Services	<u>5,000</u>
Total	\$635,000

PRIOR YEAR COST: Carolina Cleaning Services, the current janitorial vendor, had a contract from November 1, 2012 to October 31, 2013 for \$566,521. The current contract has been extended on a month-to-month basis and is scheduled to end June 30, 2014. The current cost from July 1, 2013 through April 30, 2014 is \$431,276 and the total estimated cost to June 30, 2014 is \$517,326.

FOR ACTION: Public Facilities Committee meeting on May 19, 2014.

RECOMMENDATION: The Purchasing Department recommends that the Public Facilities Committee approve and recommend to County Council the contract award of \$585,828 for janitorial services from the aforementioned vendor for an initial contract term of one (1) year beginning July 1, 2014 and ending June 30, 2015 with four (4) additional one (1) year contract renewal options for a potential total five (5) year contract.

CC: Gary Kubic, County Administrator 
Bryan Hill, Deputy County Administrator 
Alicia Holland, Chief Financial Officer 
Robert McFee, Director of Engineering and Infrastructure 
Mark Roseneau, Director of Facilities and Maintenance 

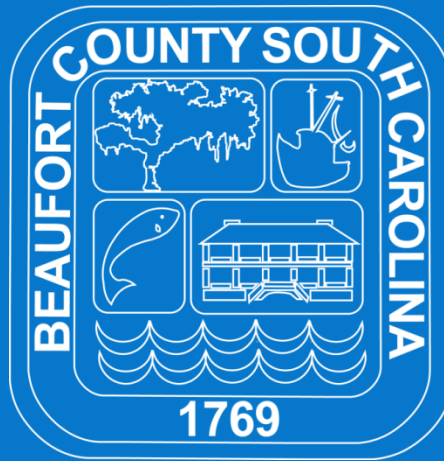
Att: Final Ranking and Cost Sheet

Attachment 1: Final Ranking and Cost Sheet - RFP #140305 Janitorial Services for Beaufort County

<u>Final Ranking</u>	<u>Score</u>	<u>Cost</u>
1. A & B Cleaning Service, Greenville, NC Remarks: Provided pricing on all locations	503	\$585,828
2. Defender Services, Columbia, SC Remarks: Provided pricing on all locations. They did not offer to split the contract based on economy of scale/cost savings.	496	\$644,187
3. The Budd Group, Winston-Salem, NC Remarks: Provided pricing on all locations.	492	\$744,424
4. Beaufort Janitorial, Beaufort, SC Remarks: Provided pricing on North of the Broad, DSN, and Porters North of the Broad service only on their "Best and Final Offer".	482	\$516,857
5. 360 Clean, Johns Island, SC Remarks: Provided pricing on all locations.	453	\$692,672
6. Heavy D's, Beaufort, SC Remarks: Provided pricing for North of the Broad, DSN, and Porters North of the Broad.	366	\$593,138
7. Hilton Head Housecare, Beaufort, SC Remarks: Provided pricing for North of the Broad, DSN, and Porters North of the Broad.	364	\$688,127
8. Modern Facility Services, East Hanover, NJ Remarks: Provided pricing on all locations	339	\$575,731
9. Walterboro Workforce, Walterboro, SC Remarks: Provided pricing on 14 buildings in the North, DSN, and Porters in the North.	335	\$208,344
10. Carolina Cleaning, Hilton Head Island, SC Remarks: Provided pricing on all locations	333	\$833,628
11. In & Out Cleaning, Hilton Head Island, SC Remarks: Provided cleaning on South of the Broad and Porter services.	310	\$196,008
12. Seascape Services, Bluffton, SC Remarks: Provided pricing on 9 buildings South of the Broad and one Porter.	291	\$266,292
13. Grey Personnel, Seabrook, SC Remarks: Pricing on six buildings in the South and one in the North and one DSN building. No Porters.	200	\$2,545,747
14. LowCountry House Keeping, Remarks: Provided pricing on three buildings North of the Broad, five DSN buildings and no Porters.	183	\$100,945
15. Father & Sons, St. Helena, SC Remarks: Pricing on eleven buildings in the North, and some of the DSN buildings, on-call Porter.	175	\$261,300
16. Joe Green Enterprises, Beaufort, SC Remarks: Provided pricing on thirteen buildings in the North only.	27	\$459,600

Janitorial Services Contract

Request for Proposals #140305



Public Facilities Committee Meeting
May 19, 2014

Background

- **Carolina Cleaning current incumbent**
 - Retained in whole or in part since 1997
 - Expenditure since start \$7,517,000+
 - Current contract commenced in 2010 with 4 possible annual renewals through 2015

- **County opted to exercise opportunity to review market costs and level of services with new janitorial services solicitation and to place on fiscal year schedule**

Background

- **Proposed contract affects 50 facilities**
 - Geographical complexity
 - Varied uses, needs and operation hours
 - TSA background checks
 - Exposure and infectious disease control plan
 - Equipment list and product list
 - DSN cleaning 14 County facilities

Exhibit 1: County Facilities List and Maps

Advertisement

- RFP dates: 2/3/14 to 3/5/14
- Advertisement Methods
 - County website
 - Legal notices: *Packet/Gazette* and SCBO
 - Ads: *The Gullah Sentinel* and *The Island News*
 - E-mails to 27 known local janitorial vendors
 - County hosted 2 pre-proposal meetings

Post-Advertisement

- **16 proposals received**
 - 10 local
 - 3 outside Beaufort County but within state
 - 3 out of state

Exhibit 2: List of Proposers

Review Process

- **Staff evaluation panel**
 - Airports Director
 - Facility Management Director
 - Financial Supervisor
 - Fiscal Technician
 - Library Director
 - Parks & Leisure Services Director
- **Purchasing Director facilitated process and Compliance Officer monitored**

Selection Process

- **Top 5 firms interviewed**
- **Staff propose A&B Cleaning Service, Inc.**
 - \$585,828 annual contract 7/1/14 to 6/30/15
 - Clients include USC-Columbia; Albemarle County, VA; City of Roanoke, VA; Lenoir County, NC; and Town of Chapel Hill, NC
 - Based in Greenville, NC
 - Mobilization plan includes local office setup and local hiring

**Exhibit 3: Final Ranking
of Proposers**

Cost Overview

- **Recent janitorial services costs**
 - Contract 11/1/10 to 10/31/11 \$645,664
 - Contract 11/1/11 to 10/31/12 \$572,763
 - Contract 11/1/12 to 10/31/13 \$566,521
 - Proposed Fiscal Year 2015 \$585,828

- **Beaufort County School District**
 - Annual janitorial contract \$5,172,689
 - GCA Services Group in Knoxville, TN
 - 31 schools and 1 administration building

EXHIBIT 1

Beaufort County Facilities List for Fiscal Year 2015 Countywide Janitorial Services

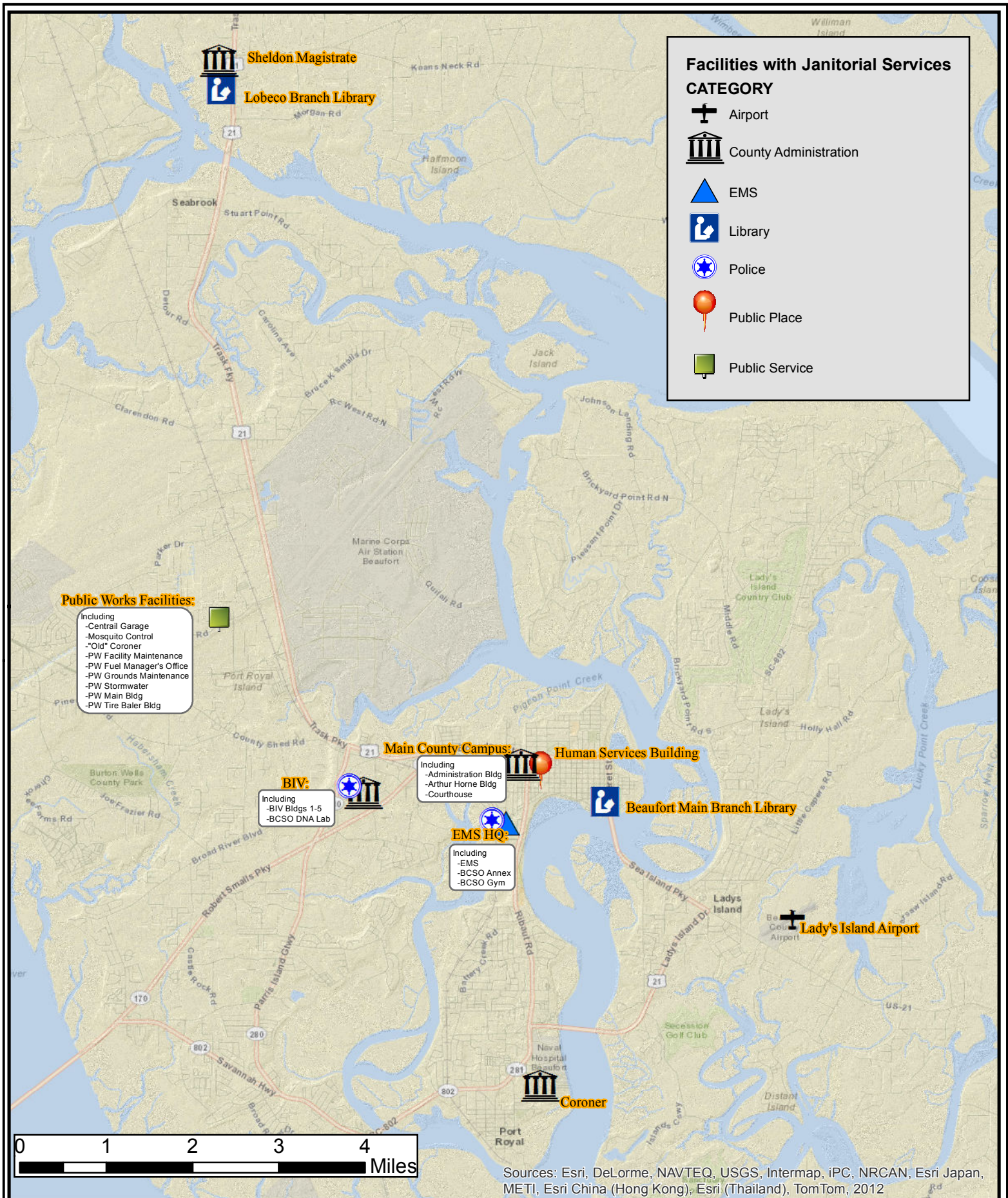
NORTH OF BROAD (NOB) LOCATIONS					
#	Building	Department	Street Address	Area	Est. Sq. Feet
1	Administration Building	Various	100 Ribaut Road	Beaufort	34,028
2	Arthur Horne Building	GIS, Magistrate, MIS	104 Ribaut Road	Beaufort	16,702
3	Beaufort Branch Library	Library	311 Scott Street	Beaufort	29,886
4	BIV #1	Deputy Admin, Legal, ICE & Clemson	102 Industrial Village Road	Beaufort	5,000
5	BIV #2	Finance, Purchasing, Risk Management	106 Industrial Village Road	Beaufort	5,000
6	BIV #3	Engineering	104 Industrial Village Road	Beaufort	5,000
7	BIV #4	Voter Registration	15 John Galt Road	Beaufort	5,000
8	BIV #5	Records Management	113 Industrial Village Road	Beaufort	10,000
9	Central Garage	Public Works	120 Shanklin Road	Burton	2,568
10	Coroner's Office (New)	Coroner	1804 Old Shell Road	Port Royal	6,300
11	Coroner's Office (Old)	Coroner	102 Shanklin Road	Burton	896
12	Courthouse	Various	102 Ribaut Road	Beaufort	61,797
13	Emergency Medical Services (EMS)	EMS	2727 Depot Road	Beaufort	10,783
14	Facility Maintenance	Public Works	142 Shanklin Road	Burton	5,630
15	Fuel Manager's Office	Public Works	106 Shanklin Road	Burton	896
16	Grounds Maintenance	Public Works	140 Shanklin Road	Burton	2,400
17	Human Services Building	Various	1905 Duke Street	Beaufort	33,420
18	Lady's Island Airport	Airport	39 Airport Circle	Lady's Island	3,909
19	Lobeco Branch Library	Library	1862 Trask Parkway	Lobeco	1,400
20	Mosquito Control	Mosquito Control	84 Shanklin Road	Burton	6,379
21	Public Works Main	Public Works	120 Shanklin Road	Burton	5,066
22	Sheldon Magistrate	Magistrate	1860 Trask Parkway	Lobeco	1,200
23	Sheriff's Annex	Sheriff's Office	2727 Depot Road	Beaufort	5,726
24	Sheriff's DNA Lab	Sheriff's Office	111 Industrial Village Road	Beaufort	4,000
25	Sheriff's Gym	Sheriff's Office	2727 Depot Road	Beaufort	1,707
26	Stormwater Building	Public Works	120 Shanklin Road	Burton	2,300
27	Tire Baler Building	Public Works	108 Shanklin Road	Burton	4,000

EXHIBIT 1

Beaufort County Facilities List for Fiscal Year 2015 Countywide Janitorial Services

SOUTH OF BROAD (SOB) LOCATIONS					
#	Building	Department	Street Address	Area	Est. Sq. Feet
28	Bluffton Branch Library	Library	120 Palmetto Way	Bluffton	27,000
29	Hilton Head Island Admin. Building	Administration	539 William Hilton Parkway	Hilton Head Island	9,303
30	Hilton Head Island Airport Terminal	Airport	120 Beach City Road	Hilton Head Island	18,000
31	Hilton Head Island Airport Tower	Airport	120 Beach City Road	Hilton Head Island	1,500
32	Hilton Head Island Branch Library	Library	11 Beach City Road	Hilton Head Island	22,006
33	Myrtle Park	Administration	4819 Bluffton Parkway	Bluffton	21,000
34	Public Works South	Public Works	9 Benton Field Road	Bluffton	1,500
35	Sheriff's Office HHI	Sheriff's Office	58 Shelter Cove Lane	Hilton Head Island	17,082
36	Sheriff's Office SWAT Team	Sheriff's Office	1021 Okatie Highway	Okatie	3,400

BUILDINGS SERVICED IN PART BY BEAUFORT COUNTY DISABILITIES AND SPECIAL NEEDS DEPARTMENT					
#	Building	Department	Street Address	Area	Est. Sq. Feet
37	Bluffton Center	Parks and Leisure Services	61 Ulmer Road	Bluffton	9,368
38	Booker T. Washington Center	Parks and Leisure Services	132 Booker T. Washington Circle	Yemassee	2,434
39	Broomfield Community Center	Parks and Leisure Services	200 Brickyard Point Road	Lady's Island	1,973
40	Buckwalter Recreation Center	Parks and Leisure Services	905 Buckwalter Parkway	Bluffton	22,500
41	Burton Wells Recreation Center	Parks and Leisure Services	1 Middleton Recreation Drive	Burton	24,000
42	Burton Wells Press Box	Parks and Leisure Services	Middleton Recreation Drive	Burton	300
43	Burton Wells Senior Center	Parks and Leisure Services	2 Middleton Recreation Drive	Burton	14,000
44	Coosaw Community Center	Parks and Leisure Services	140 Coosaw River Drive	Lady's Island	1,742
45	Dale Center	Parks and Leisure Services	15 Community Road, Hwy 21 North	Dale	2,063
46	Lind Brown Center	Parks and Leisure Services	1001 Hamar Street	Burton	16,373
47	Port Royal Center	Parks and Leisure Services	1514 Richmond Avenue	Port Royal	4,636
48	Saint Helena Branch Library	Parks and Leisure Services	6355 Jonathan Francis Sr. Road	Saint Helena Island	23,500
49	Scott Center	Parks and Leisure Services	242 Scott Hill Road	Saint Helena Island	1,798
50	Seaside Center	Parks and Leisure Services	122 Seaside Road	Saint Helena Island	1,973

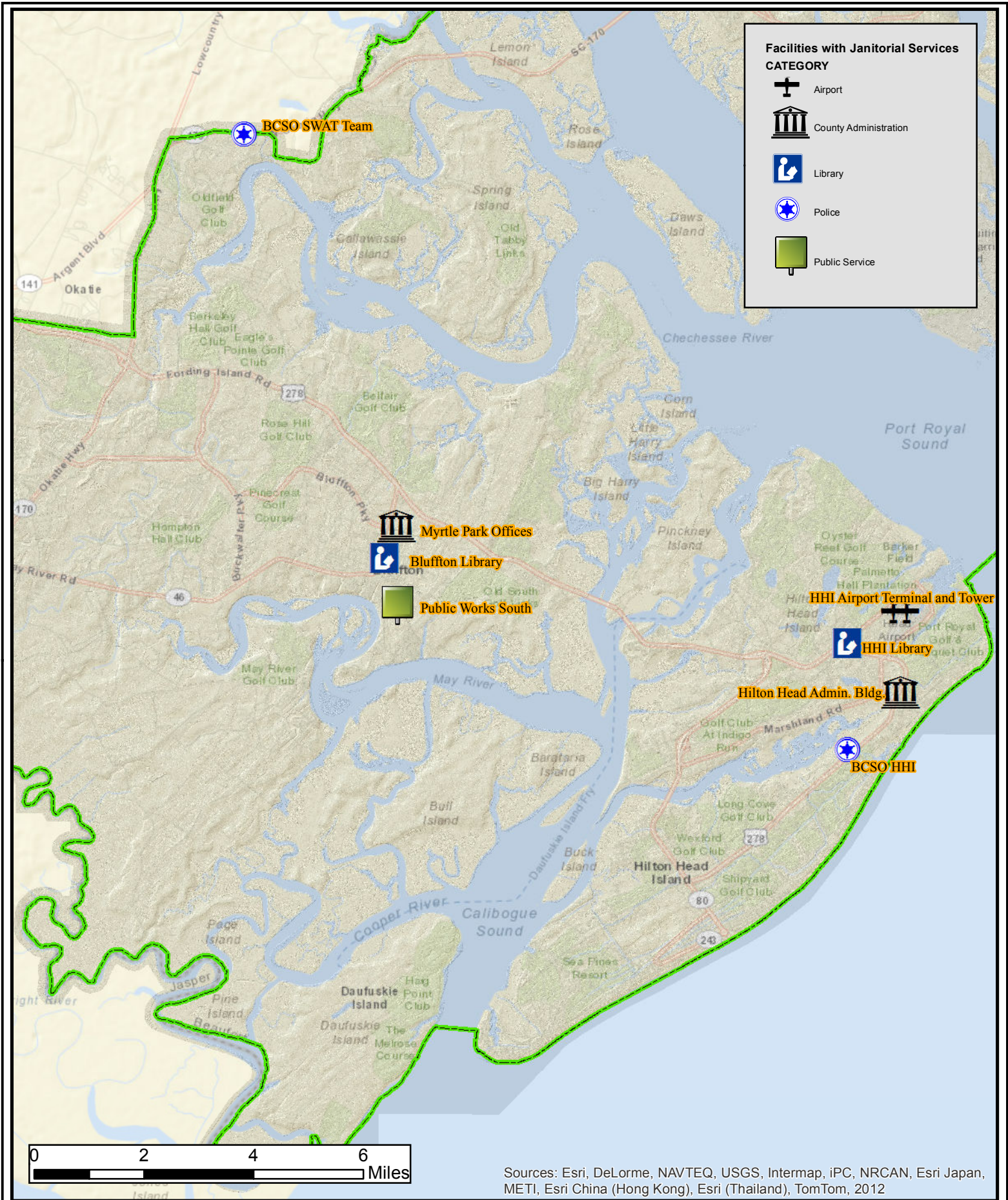


County Facilities (North of the Broad River)



Map Generated May 15, 2014





County Facilities (South of the Broad River)



Map Generated May 15, 2014



Facilities with Janitorial Services

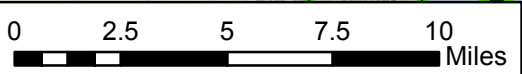
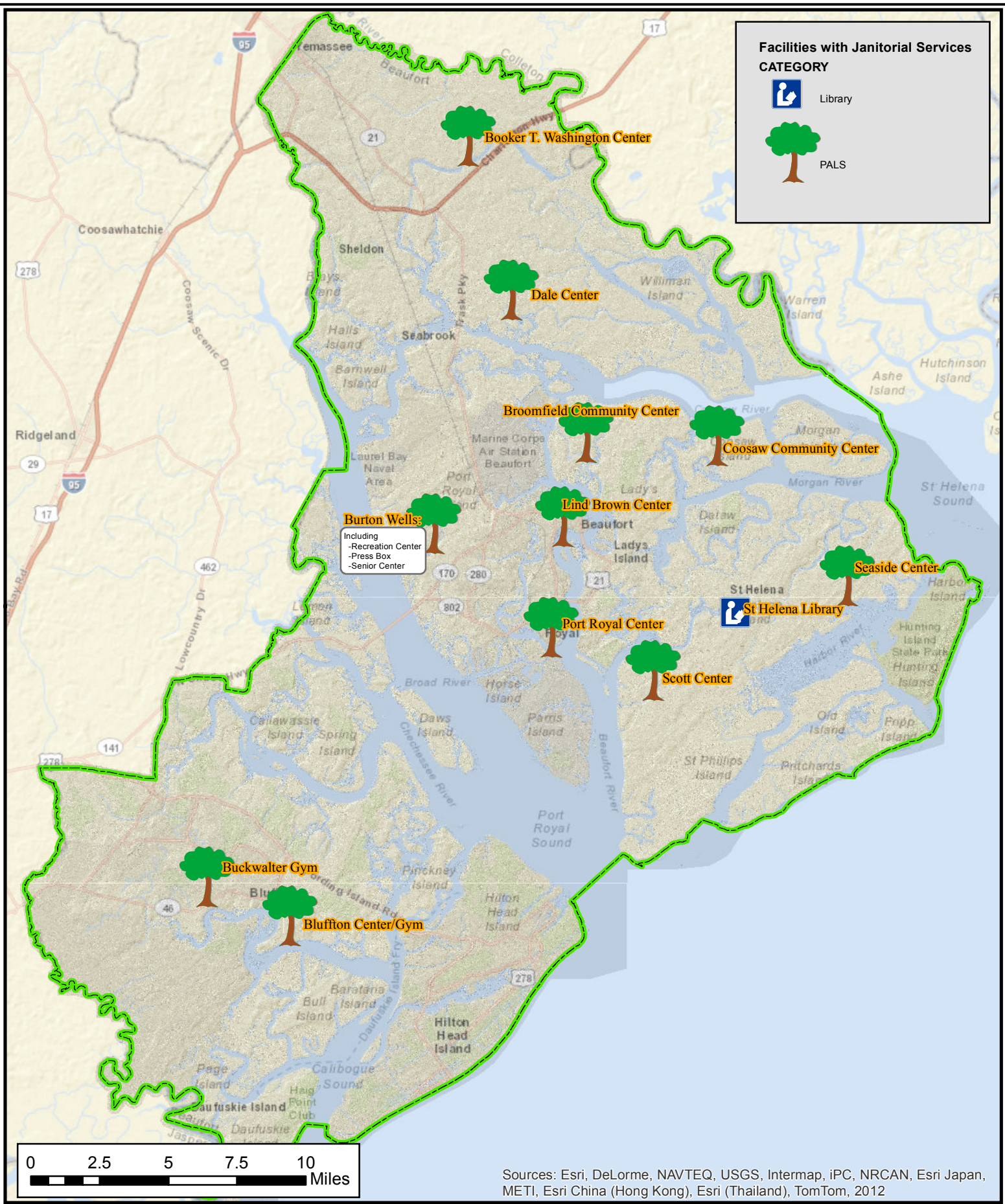
CATEGORY



Library



PALS



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012



Map Generated May 15, 2014

County Facilities (Serviced through DSN)



EXHIBIT 2

List of Proposers for Fiscal Year 2015 Countywide Janitorial Services

LISTED BY COMPANY NAME (A-Z)		
Company Name	City	State
360 Clean	Daniel Island	SC
A & B Cleaning Service	Greenville	NC
Beaufort Janitorial	Beaufort	SC
Carolina Cleaning	Hilton Head Island	SC
Defender Services	Columbia	SC
Father & Son Carpet Cleaning	Saint Helena Island	SC
Grey Personnel	Seabrook	SC
Heavy D's Maintenance	Beaufort	SC
Hilton Head Housecare	Beaufort	SC
In & Out Cleaning	Hilton Head Island	SC
Joe Greene Enterprises	Beaufort	SC
Lowcountry Housekeeping	Saint Helena Island	SC
Modern Facility Services	East Hanover	NJ
Seascape Services	Bluffton	SC
The Budd Group	Winston-Salem	NC
Walterboro Workforce	Walterboro	SC

LISTED BY STATE THEN CITY		
Company Name	City	State
A & B Cleaning Service	Greenville	NC
The Budd Group	Winston-Salem	NC
Modern Facility Services	East Hanover	NJ
Beaufort Janitorial	Beaufort	SC
Heavy D's Maintenance	Beaufort	SC
Hilton Head Housecare	Beaufort	SC
Joe Greene Enterprises	Beaufort	SC
Seascape Services	Bluffton	SC
Defender Services	Columbia	SC
360 Clean	Daniel Island	SC
Carolina Cleaning	Hilton Head Island	SC
In & Out Cleaning	Hilton Head Island	SC
Father & Son Carpet Cleaning	Saint Helena Island	SC
Lowcountry Housekeeping	Saint Helena Island	SC
Grey Personnel	Seabrook	SC
Walterboro Workforce	Walterboro	SC

EXHIBIT 3

Final Ranking of Proposers for Fiscal Year 2015 Countywide Janitorial Services

SCORES BY COMPANY NAME (A-Z)																
Staff Evaluator	360	A&B	Beaufort	Budd	Carolina	Defender	Father	Grey	Heavy	Hilton	In&Out	JoeGreene	Low	Modern	Seascape	Walterboro
Melissa Easler	78	92	85	78	53	79	45	35	65	51	69	5	30	50	45	79
Alan Eisenman	70	88	76	78	46	82	23	50	43	57	22	5	25	67	47	33
Scott Marshall	72	69	76	87	49	74	17	18	61	75	62	4	41	38	38	48
Jon Rembold	85	90	85	87	69	95	15	19	57	54	34	3	17	61	38	69
Mark Roseneau	70	82	73	76	65	75	20	35	65	62	58	10	40	60	50	55
Wlodek Zaryczny	78	82	87	86	51	91	55	43	75	65	65	0	30	63	73	51
Total Score	453	503	482	492	333	496	175	200	366	364	310	27	183	339	291	335

SCORES HIGH TO LOW	
Company Name	Score
A & B Cleaning Service	503
Defender Services	496
The Budd Group	492
Beaufort Janitorial	482
360 Clean	453
Heavy D's Maintenance	366
Hilton Head Housecare	364
Modern Facility Services	339
Walterboro Workforce	335
Carolina Cleaning	333
In & Out Cleaning	310
Seascape Services	291
Grey Personnel	200
Lowcountry Housekeeping	183
Father & Son Carpet Cleaning	175
Joe Greene Enterprises	27

AWARD / EVALUATION CRITERIA	POINTS RANGE
The quality of performance/workmanship of previous contracts and services; provided equipment, or references which attest to the specific experience of others. Each company must provide an equipment list and products they will be using.	0 - 22 points
Demonstrated understanding of the problems and needs presented by the project.	0 - 20 points
Qualifications of project personnel and the Offeror's ability to commit capable staff and support a project of this size.	0 - 18 points
Soundness of Offeror's approach to quality control and infectious diseases control.	0 - 18 points
Cost effectiveness and reasonableness of Offeror's proposed fee.	0 - 14 points
The sufficiency of financial resources and its impact on ability to the Offeror to perform the contract or provide the services.	0 - 8 points
TOTAL POSSIBLE POINTS	100



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT
102 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GK*
Bryan Hill, Deputy Administrator *BH*
Alicia Holland, Chief Financial Officer *AH*
Dave Thomas, Purchasing Director *DT*

FROM: Rob McFee, Director of Engineering & Infrastructure *Rob McFee*

SUBJ: **Beaufort County Design Build Construction for Dirt Road Paving Contract #48 RFP #140130**
Wimbee Landing Road and Huspah Drive
(County Council District #1)

DATE: May 1, 2014

BACKGROUND. Beaufort County issued a Request for Proposals from qualified firms to design and build the Dirt Road Paving Contract #48. The following two firms responded and provided proposals for the project on 1/30/14.

<u>PROPOSER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
BES Incorporated with Andrews & Burgess, Inc. and J.H. Hiers Construction	2712 Bull Street, Beaufort, SC	\$1,160,563.00
Cleland Site Prep with Carolina Engineering and Conestoga-Rovers & Ass	P.O Box 3822, Bluffton, SC	\$1,558,982.15

The Design-Build proposal process differs from a typical construction bid, in that the proposers outline how they would accomplish the project within a specified cost. In this regard, proposals are reviewed on the basis of the "value offered" rather than solely on the lowest price. A committee consisting of the Director of Engineering and Infrastructure, Engineering Construction Manager, General Support Superintendent, and one County Transportation Committee member reviewed the proposals and interviewed the teams from BES Incorporated and Cleland Site Prep LLC.

After the interviews, BES Incorporated with Andrews & Burgess, Inc. and J.H. Hiers Construction was selected as the proposer providing best value for the design and construction of this project. This team's proposal was also reviewed for compliance with the County's Small & Minority Business Subcontractor Guidelines. It has been determined that they made a "Good Faith Effort" and are in compliance with respect to Beaufort County's requirements regarding the Small & Minority Business Subcontractor Guidelines.

On the basis of the qualification of the firm and the value offered, the committee recommends award of a design/build contract to BES Incorporated/Andrews & Burgess. The project will be funded by BCTC funds with an available fund balance at 5/1/14 of +\$1.8 million and anticipated C Fund distribution from SCDOT for the remaining FY 2014 at approximately \$385,000.

FOR ACTION. Public Facilities Committee Meeting on May 19, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award to BES Incorporated/Andrews & Burgess/J. H. Hiers Construction team to design and build the Dirt Road Paving Contract #48 in the amount of \$1,160,563.00.

REK/DS/mjh

Attachments: 1) Location Maps 2) SMB Information

cc: Eddie Bellamy
Monica Spells

Small and Minority Business Proposal Compliance Review of Good Faith Efforts (1 of 2)

Beaufort County Dirt Road Paving Contract #48 • RFP # 140130 • Bids Due January 30, 2014 at 3:00 p.m.

Prime Proposer		BES	Cleland *
1	Included Good Faith Efforts Checklist Form	1	n/a
2	Requested SMBE List from Compliance Office	1	n/a
3	Included Copy of Written Notice to SMBE	1	n/a
4	Provided Proof of Sending Written Notice to SMBE	1	n/a
5	Sent Bid Notice to SMBE 10 Days in Advance	1	n/a
6	Included Copy of Written Notice to Good Faith Agencies	1	n/a
7	Provided Proof of Sending Written Notice to Good Faith Agencies	1	n/a
8	Signed Non-Discrimination Statement Form (Exhibit 1)	1	n/a
9	Included Outreach Documentation Log (Exhibit 2)	1	n/a
10	Included Proposed Utilization Plan (Exhibit 3)	1	n/a
Total		10	n/a

Proposing Teams

Beaufort Engineering Services, Inc./ Andrews & Burgess, Inc./ J.H. Hiers Construction, LLC
 Cleland Site Prep, Inc./Carolina Engineering Consultants, Inc.

* The following proposer submitted a notarized affidavit for 100% self-performance on the project, so good faith efforts documentation does not apply: Cleland Site Prep

Total of 10 Possible Points

Scoring:

0 = No

1 = Yes



Small and Minority Business Proposal Compliance Review of Good Faith Efforts (2 of 2)

Beaufort County Dirt Road Paving Contract #48 • RFP # 140130 • Bids Due January 30, 2014 at 3:00 p.m.

Prime Proposer	Proposed SMBE Firm Name	Type	Location	Scope	Proposed Amount	Total Proposed SMBE
Beaufort Engineering Services Team Beaufort, SC	BES Construction, LLC	M(W)BE	Walterboro, SC	Construction	\$150,000-\$450,000	\$150,000-\$450,000
Cleland Site Prep Team Bluffton, SC	n/a – self-performing 100%					

MBE = Minority Business Enterprise
 SBE = Small Business Enterprise
 WBE = Woman Business Enterprise





**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT
102 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*
Bryan Hill, Deputy County Administrator
Josh Gruber, County Attorney *JG*

FROM: Robert McFee, Director of Engineering & Infrastructure *RMcFee*

SUBJ: **Beaufort County Dirt Road Paving Requirements for Dirt Roads Without
Right of Way – Right of Way Condemnation Request for Major Road, St. Helena**

DATE: May 13, 2014

BACKGROUND. Major Road is a County maintained dirt road located on Warsaw Island connecting to Warsaw Island Road. Public Works has maintained the 0.3 mile dirt road for over 20 years. Major Road was selected for paving by the Beaufort County Transportation Committee on 8/21/13 for the FY13/14-FY 16/17 Dirt Road Paving Program.

In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have deeded 50-foot right of way for any dirt road before it can be included in a paving contract.

Efforts to date to obtain signed deeds for Major Road include obtaining a cost for survey, initiating a survey agreement, performing the field survey, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with the process has been approximately seven months. Although the County does not own right of way for this road, every plat for the parcels adjacent to Major Road show that the road is separate from the individual parcels. The independent survey verified all property corners and property lines relative to the layout of Major Road and no real property is needed from any of the adjacent parcels. Since no deed currently exists for the Major Road right of way, staff is required to request that all adjacent parcel owners deed to the County any interest which they might have in the road in order to complete improvements.

Engineering has received fourteen of the sixteen signed right of way deeds needed. The remaining one owner had 2 parcels titled in his name, is deceased, with his wife recently passing away. Condemnation of these 2 remaining parcels would be necessary to obtain a valid deed and complete the total right of way acquisition effort for Major Road. All of the other property owners have provided overwhelming support for this project.

Engineering and Public Works Departments are therefore presenting this information for committee review and are recommending that the remaining two parcels on Major Road for right-of-way acquisition be condemned.

FOR ACTION. Public Facilities Committee Meeting on May 19, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council to authorize proceeding with condemnation of two parcels on Major Road in order to facilitate paving.

REK/DS/mjh

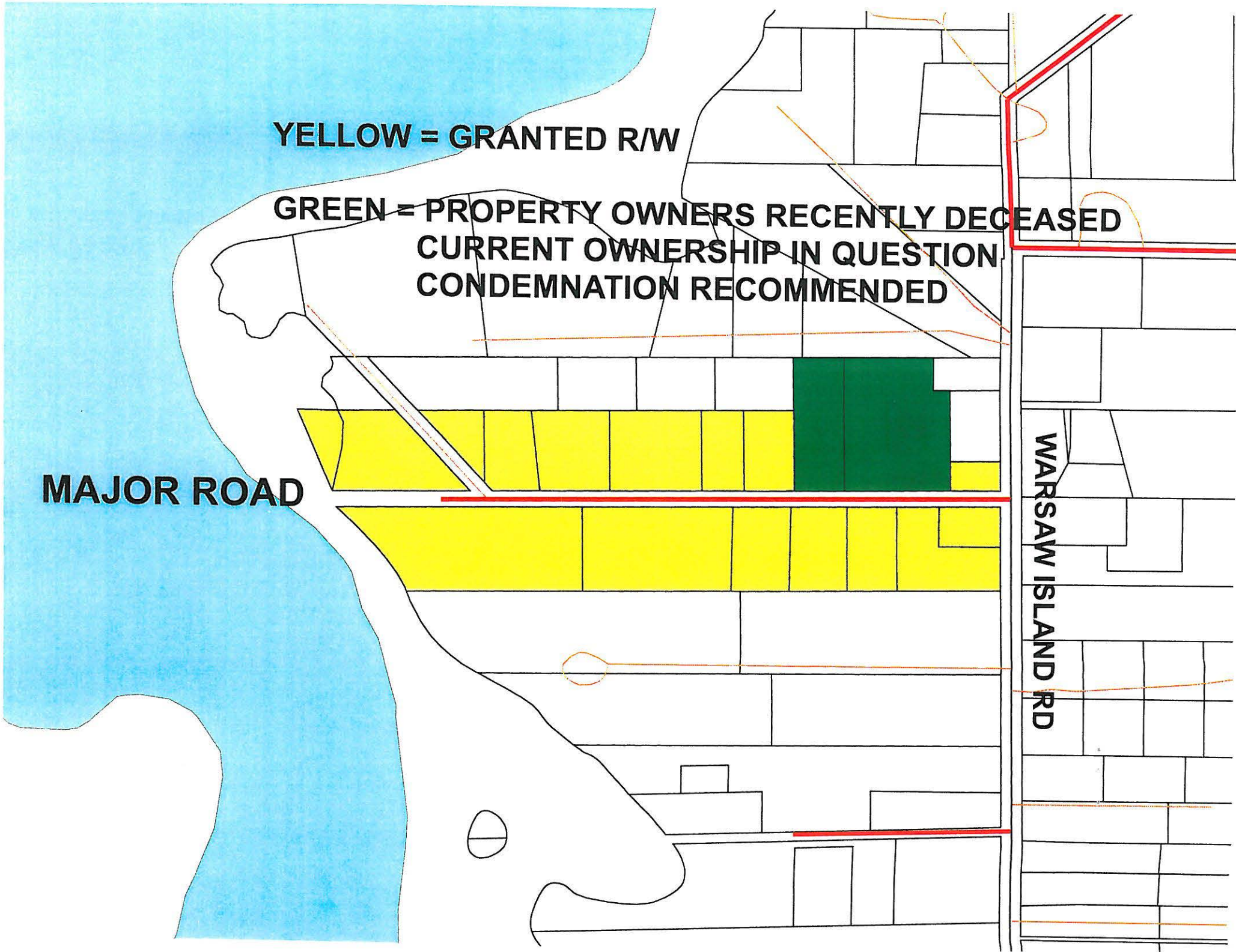
Attachment: Right of Way Location Map

YELLOW = GRANTED R/W

**GREEN = PROPERTY OWNERS RECENTLY DECEASED
CURRENT OWNERSHIP IN QUESTION
CONDEMNATION RECOMMENDED**

MAJOR ROAD

WARSAW ISLAND RD





**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT
102 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*
Bryan Hill, Deputy County Administrator
Josh Gruber, County Attorney *JG*

FROM: Robert McFee, Director of Engineering & Infrastructure *R McFee*

SUBJ: **Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Remove from Road Maintenance Inventory - Johnson Landing Road, Lady's Island**

DATE: May 5, 2014

BACKGROUND. Johnson Landing Road is a dirt road located on Lady's Island off of Brickyard Point Road. Public Works has maintained the 1.7 mile dirt road for over 20 years. Johnson Landing Road was selected for paving in the FY 09/10 – FY 12/13 Dirt Road Paving Program and has been programed for paving improvements in Dirt Road Paving Contract #47.

In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have deeded 50 – foot right of way before the road can be advertised for a dirt road paving contract. The County does not own right of way for the property parcels adjacent Johnson Landing Road.

Engineering has completed two written requests to the 48 property owners to contribute right of way in order to pave Johnson Landing Road. Twenty-six owners agreed to grant the right of way, 1 refused and 21 property owners have been non-responsive to both written requests.

Right of way acquisition requests to property owners includes a comment that if right of way is not acquired, Johnson Landing Road may be reclassified as a private road and removed from the Beaufort County maintenance inventory. Property owners along the road would then assume the responsibility and costs of maintaining the road and drainage ditches.

Efforts to date to obtain signed deeds for Johnson Landing Road include obtaining a cost for survey, initiating a survey agreement, performing the field survey, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with the process has been approximately twelve months, with only 26 of the 48 property owners responding to right of way requests. Since only specific property owners can grant or deny a right of way request, there is no benefit in conducting a public meeting with attendees who cannot grant or deny the requested right of way.

As part of the road improvement process, staff had considered the potential for a project to pave less than the full existing road; however, the lack of granted right of way will not allow an alternate approach. With only a little more than one half of owners granting rights of way, staff would not recommend condemnation actions for the balance of right of way required to pave the road.

The Engineering and Public Works Departments jointly recommend that Johnson Landing Road be designated as a private road and that the County perform no further work or maintenance on this road.

FOR ACTION. Public Facilities Committee Meeting on May 19, 2014.

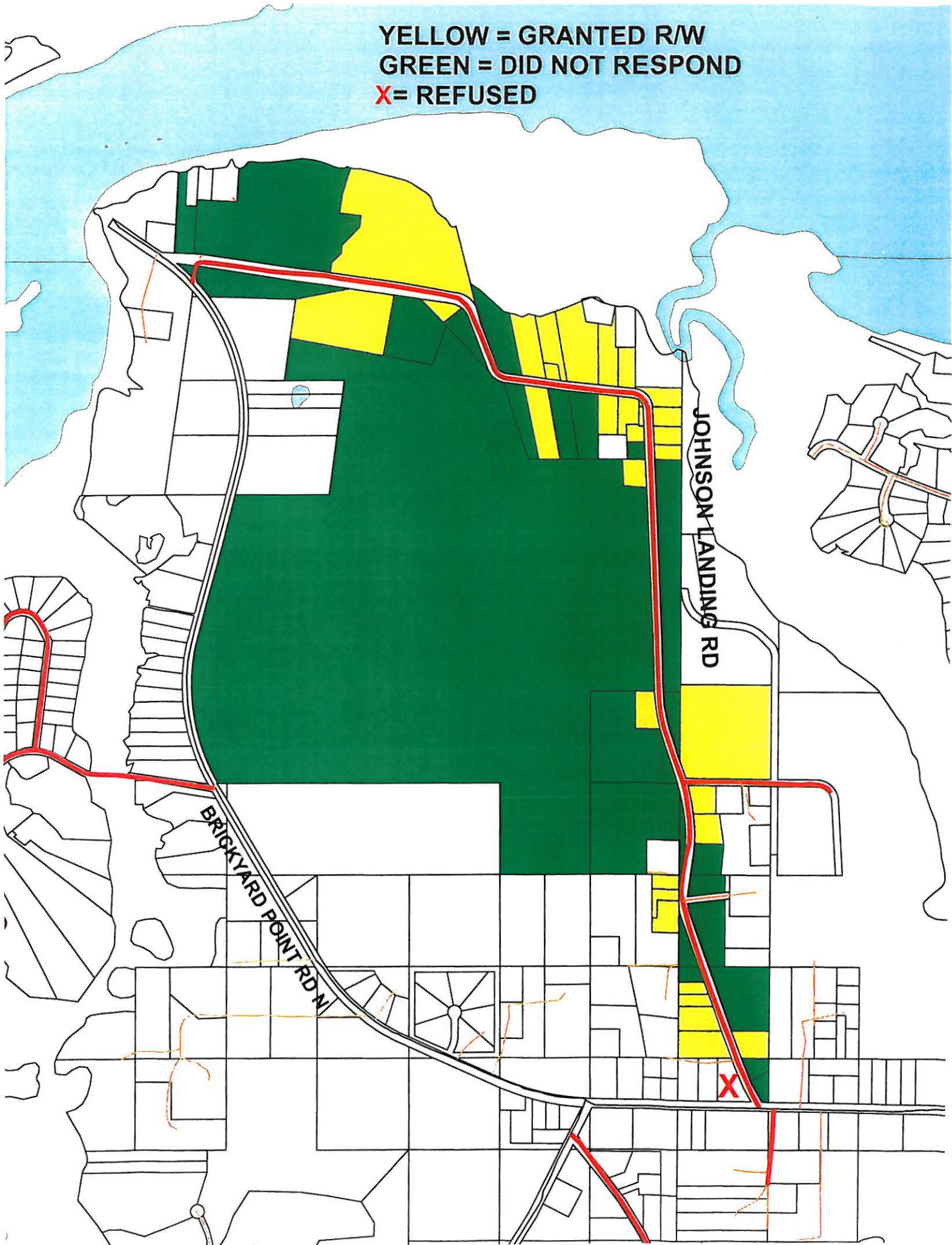
RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council to designate Johnson Landing Road as a private road.

REK/DS/mjh

Attachments: 1) Location Map 2) Sample Right of Way Request Letters

cc: Eddie Bellamy

YELLOW = GRANTED R/W
GREEN = DID NOT RESPOND
X = REFUSED



December 18, 2013

John Egner
Stephanie Norah Egner
163 Martingrove Road
Toronto Ontario M9B-4K8

Tax Map #: R200 004 000 0145 0000

Re: Beaufort County Dirt Road Paving Contract 47 - Johnson Landing Road

Dear Property Owners:

The Beaufort County Transportation Committee (CTC) has selected Johnson Landing Road to be included in County's ongoing Dirt Road Paving Program. Before the road can be paved, however, the County must first acquire a 50'-wide road right-of-way from the adjacent property owners. The 50' right-of-way allows the CTC to fund the paving project with money derived from the State gasoline tax. If the project goes forward, the County will pave a new 20' wide asphalt section and provide accompanying drainage improvements. The County will be responsible for relocating all utilities, mailboxes, and other structures located within the deeded right-of-way that require moving to accommodate the proposed work. It appears this work will be very minimal and we will work around these items including trees, vegetation, and landscaping wherever possible.

Our road survey indicates that the County must acquire a 0.044 acre (1,921 SF) portion of your property in order to assemble a 50' right-of-way. Therefore, we are requesting that you convey this strip of land to the County using the enclosed quitclaim deed. The area to be conveyed is shown in Exhibit "A" of the deed.

If you want Johnson Landing Road to be paved, we ask that you sign the deed, have it notarized, and return it to our office in the enclosed self-addressed envelope. If you do not wish to convey your interest in the roadway, please return the unsigned deed to us as soon as possible.

Please consider our request carefully. If we are unable to acquire the 50' right-of-way, Johnson Landing Road will not be paved. It may also be reclassified as a private road and removed from the County's maintenance inventory. This means that you and the other adjoining property owners would bear the costs of any future road maintenance.

If you have any questions or concerns, please contact Don Smith or Eric Klatt at (843) 255-2700.

Sincerely,

Eric W. Klatt
Right-Of-way Manager

EWK/cvs

Enclosures: Deed, map

March 3, 2014

Sandra Lidster
24 Johnson Landing Road
Beaufort, SC 29907

Re: Beaufort County Dirt Road Paving Contract 47 - Johnson Landing Road - FINAL REQUEST

Dear Ms. Lidster:

As you know, the Beaufort County Transportation Committee (CTC) has selected Johnson Landing Road as one of the roads to be included in the County's ongoing Dirt Road Paving Program. Before Johnson Landing Road can be paved, however, the County must first acquire a 50'-wide road right-of-way from the adjacent property owners. The 50' right-of-way allows the CTC to fund the paving project with money derived from the State gasoline tax. If the project goes forward, the County will pave a new 20' wide asphalt section and provide accompanying drainage improvements. The County will be responsible for relocating all utilities, mailboxes, and other structures located within the deeded right-of-way that require moving to accommodate the proposed work. It appears this work will be very minimal and we will work around these items including trees, vegetation, and landscaping wherever possible.

Our road survey indicates that Johnson Landing Road already has a platted 50' right-of-way as it passes by your property. Therefore, **we are requesting that you convey only your interest, if any, in the 50' right-of-way itself. You will not be giving up any part of your land.** A quitclaim deed has been enclosed for this purpose.

If you want Johnson Landing Road to be paved, we ask that you sign the deed, have it notarized, and return it to our office in the enclosed self-addressed envelope. You may also bring the deed to our office and we will notarize it for you. If you do not wish to convey your interest in the roadway, please return the unsigned deed to us as soon as possible.

This is the County's final request for right-of-way. While you are under no obligation to honor our request, please be advised that if we are unable to assemble a 50'-wide right-of-way, Johnson Landing Road will revert to a private road and the County will be prohibited by law from maintaining it.

If you have any questions or concerns, please contact Don Smith or Eric Klatt at (843) 255-2700.

Sincerely,

Eric W. Klatt
Right-Of-Way Manager

EWK/cvs

Enclosures: Deed, map



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT
104 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*
Bryan Hill, Deputy County Administrator
Josh Gruber, County Attorney *JG*

FROM: Robert McFee, Director of Engineering & Infrastructure *Robert McFee*

SUBJ: **Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Remove from Road Maintenance Inventory - Trotters Loop Road, Lady's Island**

DATE: May 6, 2014

BACKGROUND. Trotters Loop Road is a dirt road located on Lady's Island off of Pleasant Point Drive. Public Works has maintained the 1.1 mile dirt road for over 20 years. Trotters Loop Road was selected for paving in the FY 09/10 – FY 12/13 Dirt Road Paving Program and has been programed for paving improvements in Dirt Road Paving Contract #47.

In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have deeded 50 – foot right of way before the road can be advertised for a dirt road paving contract. The County does not own right of way for the property parcels adjacent to Trotters Loop Road.

Engineering has completed two written requests to the 33 property owners to contribute right of way in order to pave Trotters Loop Road. Six owners agreed to grant the right of way and 21 property owners have been non-responsive to both written requests. Six property owners did respond by declining to grant right of way.

Right of way acquisition requests to property owners includes a comment that if right of way is not acquired, Trotters Loop Road may be reclassified as a private road and removed from the Beaufort County maintenance inventory. Property owners along the road would then assume the responsibility and costs of maintaining the road and drainage ditches.

Efforts to date to obtain signed deeds for Trotters Loop Road include obtaining a cost for survey, initiating a survey agreement, performing the field survey, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with the process has been approximately twelve months, with only 6 of the 33 property owners agreeing to right of way requests. Since only specific property owners can grant or deny a right of way request, there is no benefit in conducting a public meeting with attendees who cannot grant or deny the requested right of way.

As part of the road improvement process, staff had considered the potential for a project to pave less than the full existing road; however, the declined right of way will not allow an alternate approach. With only 6 owners granting right of way on Trotters Loop Road, staff would not recommend condemnation actions for the balance of right of way required to pave the road.

The Engineering and Public Works Departments jointly recommend that Trotters Loop Road be designated as a private road and that the County perform no further work or maintenance on this road.

FOR ACTION. Public Facilities Committee Meeting on May 19, 2014.

RECOMMENDATION. The Public Facilities Committee approves and recommend to County Council to designate Trotters Loop Road as a private road.

REK/DS/mjh

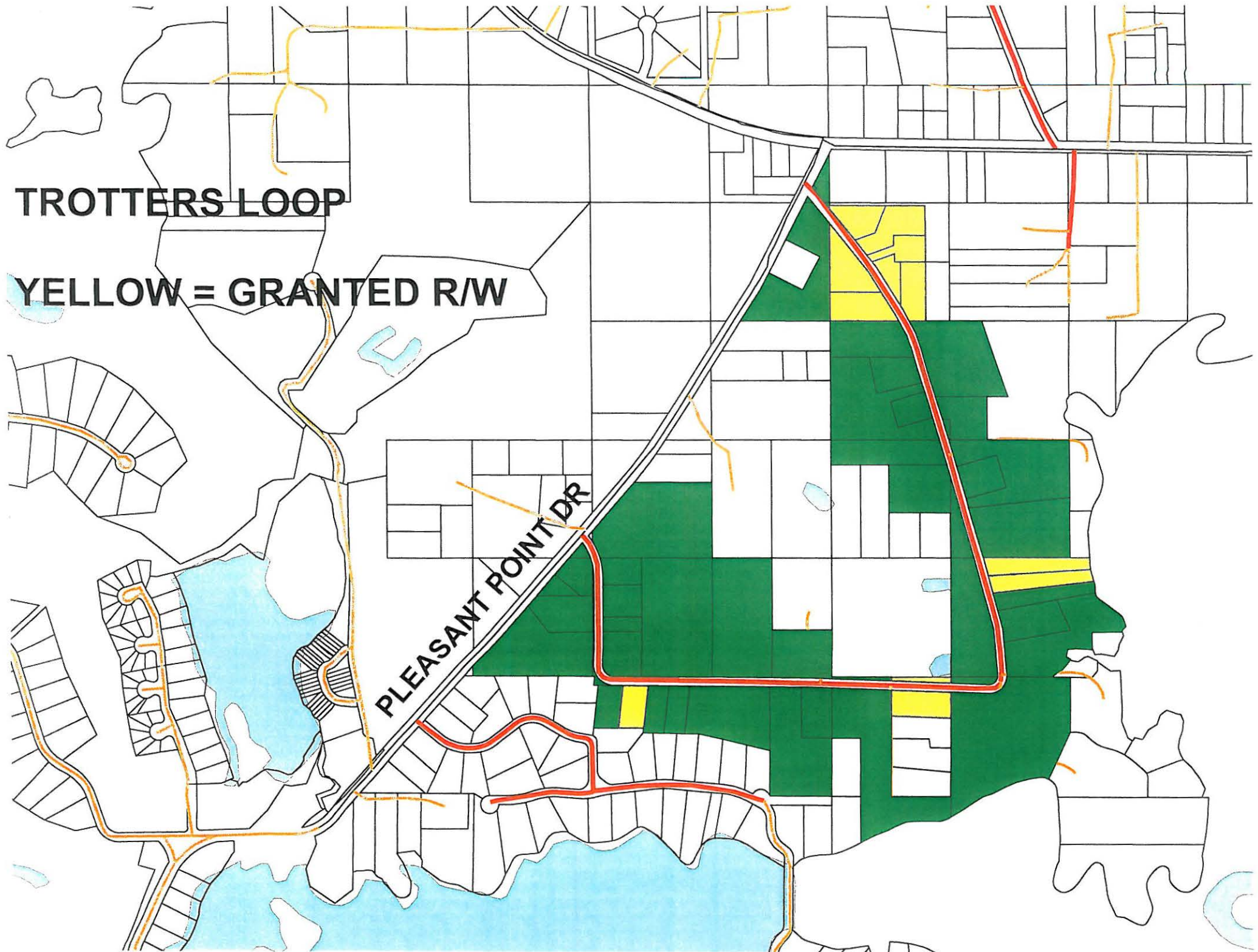
Attachment: 1) Location Map 2) Sample Right of Way Request Letters

cc: Eddie Bellamy

TROTTERS LOOP

YELLOW = GRANTED R/W

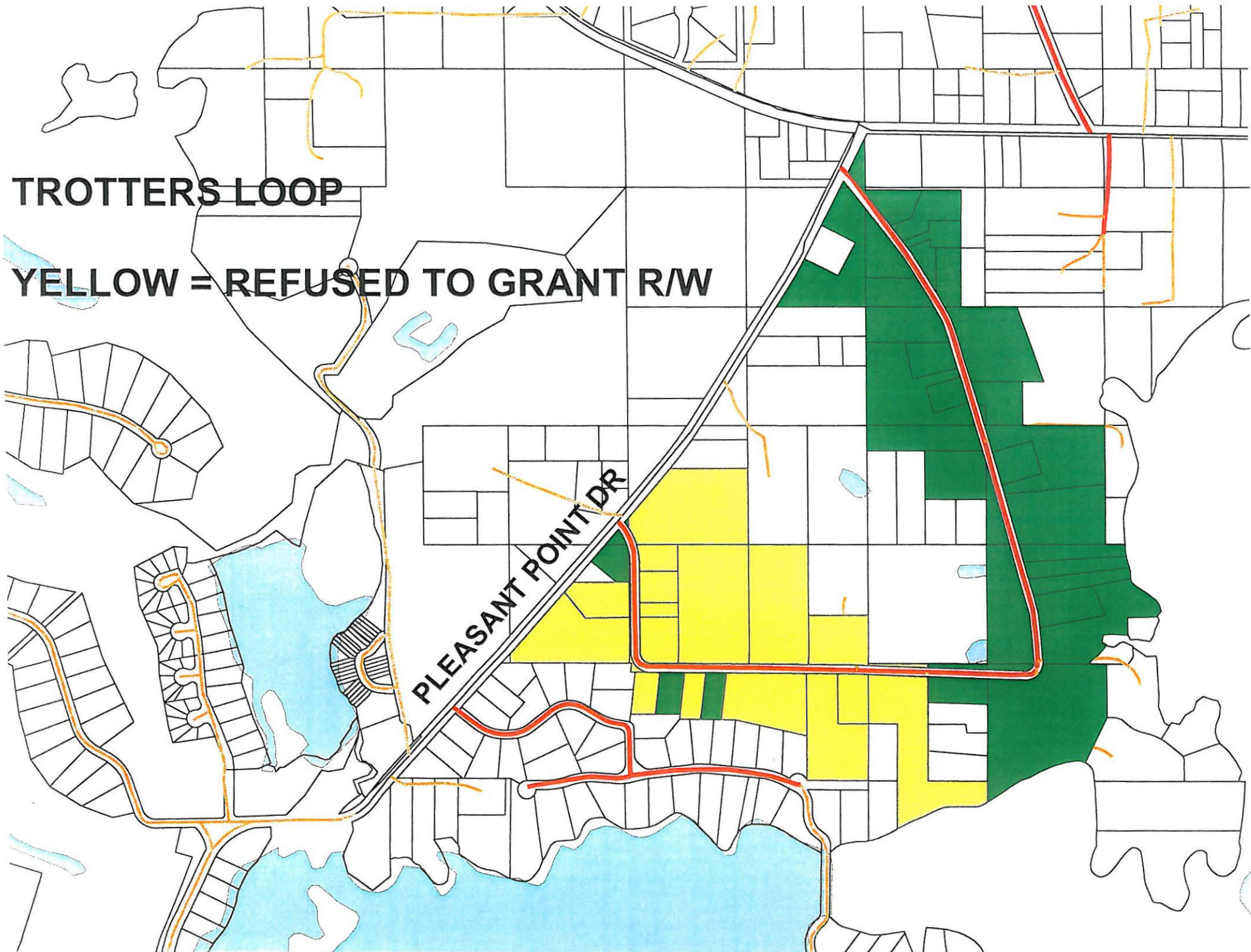
PLEASANT POINT DR



TROTTERS LOOP

YELLOW = REFUSED TO GRANT R/W

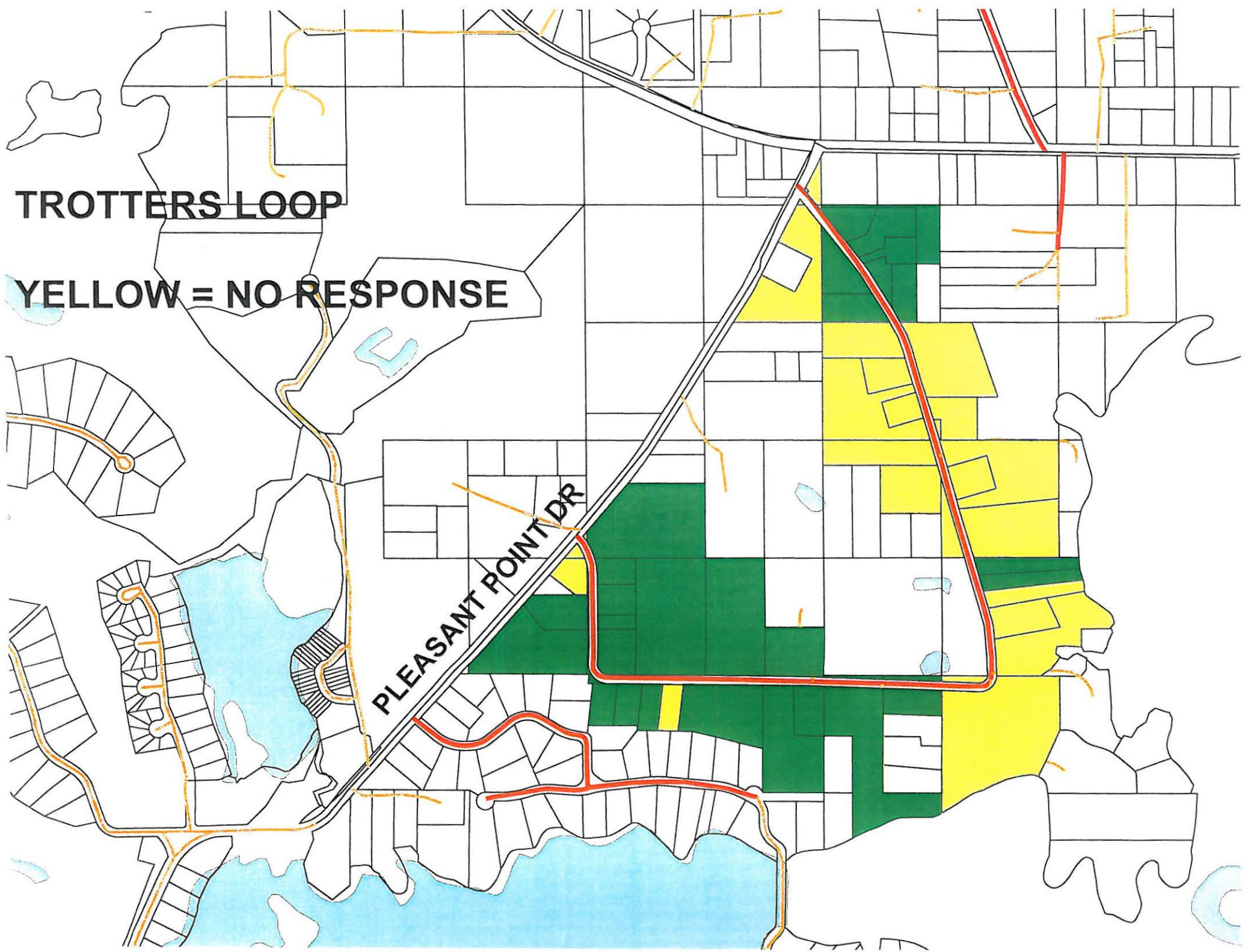
PLEASANT POINT DR



TROTTERS LOOP

YELLOW = NO RESPONSE

PLEASANT POINT DR



August 7, 2013

Shizue K. Aiken
Edwin Hiroki Kato Aiken
71 Trotters Loop
Beaufort, SC 29907

Re: Beaufort County Dirt Road Paving Contract 47- Trotters Loop

Dear Property Owners: Tax Map #: R200 004 000 0105 0000

The Beaufort County Transportation Committee (CTC) has selected Trotters Loop to be included in County's ongoing Dirt Road Paving Program. Before the road can be paved, however, the County must first acquire a 50'-wide road right-of-way from the adjacent property owners. The 50' right-of-way allows the CTC to fund the paving project with money derived from the State gasoline tax. If the project goes forward, the County will pave a new 20' wide asphalt section and provide accompanying drainage improvements. The County will be responsible for relocating all utilities, mailboxes, and other structures located within the deeded right-of-way that require moving to accommodate the proposed work. It appears this work will be very minimal and we will work around these items including trees, vegetation, and landscaping wherever possible.

Our road survey indicates that Trotters Loop already has a platted 50' right-of-way as it passes by or through your property. Therefore, we are only requesting that you convey your interest, if any, in the 50' right-of-way itself. You will not be giving up any part of your land. A quitclaim deed has been enclosed for this purpose.

If you want Trotters Loop to be paved, we ask that you sign the deed, have it notarized, and return it to our office in the enclosed self-addressed envelope. If you do not wish to convey the requested strip of land, please return the unsigned deed to us as soon as possible.

Please consider our request carefully. If we are unable to acquire the 50' right-of-way, Trotter's Loop will not be paved. It may also be reclassified as a private road and removed from the County's maintenance inventory. This means that you and the other adjoining property owners would bear the costs of any future road maintenance.

If you have any questions or concerns, please contact Don Smith or Eric Klatt at (843) 255-2700.

Sincerely,

J. Robert McFee, PE
Division Director, Engineering and Infrastructure

JRM/EWK/cvs

Enclosures: Deed, Map

September 10, 2013

2ND REQUEST

Jonathan H. Gray
P.O. Box 272
Port Royal, SC 29935

Re: Beaufort County Dirt Road Paving Contract 47 - Trotters Loop

Dear Mr. Gray: Tax Map #: R200 004 000 0068 0000 and R200 004 000 0135 0000

The Beaufort County Transportation Committee (CTC) has selected Trotters Loop to be included in County's ongoing Dirt Road Paving Program. Before the road can be paved, however, the County must first acquire a 50'-wide road right-of-way from the adjacent property owners. The 50' right-of-way allows the CTC to fund the paving project with money derived from the State gasoline tax. If the project goes forward, the County will pave a new 20' wide asphalt section and provide accompanying drainage improvements. The County will be responsible for relocating all utilities, mailboxes, and other structures located within the deeded right-of-way that require moving to accommodate the proposed work. It appears this work will be very minimal and we will work around these items including trees, vegetation, and landscaping wherever possible.

Our road survey indicates that Trotters Loop already has a platted 50' right-of-way as it passes by or through your property. Therefore, we are only requesting that you convey your interest, if any, in the 50' right-of-way itself. You will not be giving up any part of your land. A quitclaim deed has been enclosed for this purpose.

If you want Trotters Loop to be paved, we ask that you sign the deed, have it notarized, and return it to our office in the enclosed self-addressed envelope. If you do not wish to convey the requested strip of land, please return the unsigned deed to us as soon as possible.

Please consider our request carefully. If we are unable to acquire the 50' right-of-way, Trotter's Loop will not be paved. It may also be reclassified as a private road and removed from the County's maintenance inventory. This means that you and the other adjoining property owners would bear the costs of any future road maintenance.

If you have any questions or concerns, please contact Don Smith or Eric Klatt at (843) 255-2700.

Sincerely,

J. Robert McFee, PE
Division Director, Engineering and Infrastructure

JRM/EWK/cvs

Enclosures: Deed, map

LAW OFFICES OF
David L. Tedder, P.A.

604-A Bladen St. • Beaufort, South Carolina 29902
Mailing Address: P.O. Box 1282 • Beaufort, SC 29901-1282

Telephone
(843) 521-4222

David L. Tedder, Esq.
dave@tedderlawoffice.com

Fax Number
(843) 521-0082



May 13, 2014

Mr. Ed Saxon
General Manager
Beaufort-Jasper Water and Sewer Authority
6 Snake Road
Okatie, SC 29909

Mr. Gary Kubic
Beaufort County Administrator
P.O. Drawer 1228
Beaufort, SC 29901

Re: Clarendon Farms Easement and Beaufort County Easement at Ihly Road - Rail ROW

Gentlemen:

I want to thank both of you and your staffs for the assistance and cooperation in the recently concluded action last year to close and abandon Ihly Road not only on behalf of my client, Clarendon Farms, but for myself as well. The responses and assistance were expeditious, and too often those who move things along for public bodies receive more complaints than accolades. Erin Dean and Josh Gruber particularly were of great assistance in addressing this matter.

I believe you are both very familiar with the easements negotiated by BJWSA with the County, Clarendon Farms, and REA Contracting in this area, whereby Clarendon negotiated generally the right to manage and control access from the rail boundary at Middle River to the north southward to the end of its properties along Ihly Road (at that time, to the boundary of REA on the west, and the Second Grays Hill Baptist Church on the east). REA obtained easement rights along Jeter Road on the west side of the rail tracks up to where Clarendon Farms began. The County has easement rights for the rail ROW otherwise beyond these areas. Along Ihly Road, this would include the area from Poppy Hill road north to the Clarendon Easement lying to the east of the railroad tracks and the REA easement. I attach a drawing I have marked up to orient you to this description.

Now that Clarendon owns all of the properties along Ihly Road lying to the east of the railroad tracks, and has agreed to provide the alternative routing for the trail as required under the easement agreement with BJWSA and our understandings with the County, I would like to seek an easement amendment to include the area over which the County has easement rights to the north of Poppy Hill Road up to the Clarendon easement. The trail provisions in the Clarendon easement will

continue to provide for the alternative routing from Poppy Hill out to Highway 21. This would not affect the REA area, which is slightly enlarged to eliminate some gaps. As an aside, Clarendon Farms recently purchased 58.51 acres, being all but 8.3 acres of the REA Contracting property (REA is now known as the Lane Corporation) taking access off Jeter Road, and there is a Right of First Refusal between Clarendon and Lane for that remaining 8.3 acres.

We ask for this so that in the near future we can fence and gate this area to assist with wildlife management and to remove this remote area from use by those who have no business down there, and have been dumping white goods, trash, and other items as well as engaging in suspicious behavior, likely drug related.

I have attached a proposed easement Amendment for your consideration, as well as the survey more clearly identifying the various areas involved along Ihly and Jeter Roads.

I would appreciate your favorably passing this request along to your attorneys and staffs for review, and coordinating with me in my efforts to gain your Council's and Board's approval to modify the easement areas. For convenience, the REA easement is recorded at Book 3025 at Page 1482; the Clarendon Easement is at Book 2936 at Page 82.

Sincerely yours,



David L. Tedder
Attorney for Clarendon Farms, LLC

cc: Jason Hewett and
Michele Bowen
for Clarendon Farms, LLC
Josh Gruber, Beaufort County Attorney
Erin Dean, Attorney for BJWSA

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AMENDMENT TO EASEMENT
AGREEMENTS

WHEREAS, Beaufort-Jasper Water & Sewer Authority granted to Clarendon Farms, L.L.C. a South Carolina Limited Liability Company (“Clarendon”), that certain easement as set forth in easement agreement recorded in Records Book 2936 at Page 82 in the Office of the Register of Deeds for Beaufort County, South Carolina (the “Clarendon Easement Agreement”); and

WHEREAS, Beaufort-Jasper Water & Sewer Authority granted to REA Contracting, a Division of The Lane Construction Corporation, a Connecticut corporation (“Lane”), that certain easement as set forth in easement agreement recorded in Records Book 3025 at Page 1482, aforesaid records (the “Lane Easement Agreement”); and

WHEREAS, The Lane Construction Corporation became the successor in interest of REA Contracting, a Division of the Lane Construction Corporation, to the rights, privileges and responsibilities set out in the Lane Easement Agreement as the surviving entity of that certain merger between REA Contracting, LLC (also sometimes known as REA Contracting, a Division of The Lane Construction Corporation, a Connecticut corporation) and Lane Carolinas Corporation (as evidenced by Certificate of Merger recorded in Records Book 2918 at Page 327, aforesaid records), and that certain merger of Lane Carolinas Corporation with and into The Lane Construction Corporation (as evidenced by Certificate of Merger recorded in Records Book 2918 at Page 332, aforesaid records); and

WHEREAS, Beaufort-Jasper Water & Sewer Authority (“BJWSA”) granted to Beaufort County that certain easement as set forth in easement agreement recorded in Records Book 3027 at Page 2495, aforesaid records (the “BJWSA Easement Agreement;” the Clarendon Easement Agreement, the Lane Easement Agreement, and the BJWSA Easement Agreement collectively referred to herein as the “Easement Agreements,” and the easements granted in the Easement Agreements collectively referred to herein as the “Easements”); and

WHEREAS, the Easement Agreements contained errors and ambiguities in the descriptions

of the various areas granted in the Easements in that certain area between Poppy Hill Road and Clarendon Road, which created gaps and overlaps between the properties owned by Clarendon, Lane, and BJWSA (the "Easement Properties"); and

WHEREAS, Beaufort County desires to convey to Clarendon its rights and obligations to a portion of that certain easement area described in the easement previously granted to Beaufort County by easement agreement recorded in Records Book 3027 at Page 2495, aforesaid records (the "County Easement Agreement"), being more particularly that certain area between Poppy Hill Road and Clarendon Road;

NOW, THEREFORE, this Amendment to Easement Agreement is given to correct and clarify the legal descriptions contained in the those certain Easement Agreements recorded in Records Book 2936 at Page 82, Records Book 3025 at Page 1482 and Records Book 3027 at Page 2495, aforesaid records, and to convey and transfer to Clarendon the interests of Beaufort County in the easements heretofore granted to Beaufort County in that certain area between Poppy Hill Road and Clarendon Road.

In consideration of the premises, the mutual promises, covenants and agreements herein contained, and the further sum of \$1.00 (sole consideration), the parties hereto agree as follows:

1. The easement area granted to Clarendon in the Clarendon Easement Agreement (Book 2936 at Page 82) is amended by replacing the legal description of the easement area granted to Clarendon with the legal description on Exhibit A attached hereto and made a part hereof, containing 7.2 acres total, including the area of discrepancy as depicted on the plat referenced in Exhibit A.
2. The easement area granted to Lane in the Lane Easement Agreement (Book 3025 at Page 1482) is amended by replacing the legal description of the easement area granted to Lane with the legal description on Exhibit B attached hereto and made a part hereof, containing Easement Area B (containing 1.1 acres), Proposed Easement Area A Expanded (containing 0.8 acres), which includes Easement Area A (containing 0.4 acres), as depicted on the plat referenced in Exhibit B.
3. The Easement Area granted to Beaufort County in the County Easement Agreement (Book 3027 at Page 2495) is amended by replacing the legal description of the easement area granted to Beaufort County with the legal description on Exhibit C attached hereto and made a part hereof, containing 4.1 acres total, including the area of discrepancy as depicted on the plat referenced in Exhibit C.
4. Beaufort County does hereby transfer and convey to Clarendon, its successors and assigns, all of Beaufort County's interests in the easement area described on Exhibit C, and does hereby transfer all of Beaufort County's rights and obligations regarding the easement area as set forth in the County Easement Agreement to Clarendon

5. Beaufort-Jasper Water & Sewer Authority hereby approves the revisions to the legal descriptions as set forth above, the transfer of Beaufort County's interest in the easement area described on Exhibit C to Clarendon, and the transfer of Beaufort County's rights and obligations regarding the easement area to Clarendon under the County Easement Agreement which shall thereafter be subject to the rights and obligations under the easement agreement granted to Clarendon as recorded in Records Book 2436 at Page 82, aforesaid records.

5. Clarendon does hereby accept the additional easement area as described in Exhibit C, and acknowledges and agrees that such will be subject to the rights and obligations under the easement agreement granted to Clarendon as recorded in Records Book 2436 at Page 82, aforesaid records.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the undersigned authorized officer of Clarendon has hereunto set his Hand and Seal, this _____ day of _____, 20____.

WITNESSES:

CLARENDON FARMS, L.L.C., a South Carolina Limited Liability Company

Signature of 1st Witness

By: _____

Its: _____

Signature of 2nd Witness/Notary

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

ACKNOWLEDGMENT

I, the undersigned Notary, do hereby certify that _____, as _____ of Clarendon Farms, L.L.C., a South Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my Hand and official seal, this _____ day of _____, 20____.

_____(SEAL)
Signature of Notary Public
NOTARY PUBLIC FOR GEORGIA
My Commission Expires:

IN WITNESS WHEREOF, the undersigned authorized officer of The Lane Construction Corporation, a Connecticut corporation, has hereunto set his Hand and Seal, this _____ day of _____, 20____.

WITNESSES:

The Lane Construction Corporation, a Connecticut corporation

Signature of 1st Witness

By: _____

Its: _____

Signature of 2nd Witness/Notary

STATE OF _____)

COUNTY OF _____)

ACKNOWLEDGMENT

I, the undersigned Notary, do hereby certify that _____, as _____ of The Lane Construction Corporation, a Connecticut corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my Hand and official seal, this _____ day of _____, 20____.

(SEAL)
Signature of Notary Public
NOTARY PUBLIC FOR _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF
EASEMENT AREA LYING BETWEEN
POPPY HILL ROAD AND CLARENDON ROAD
CONVEYED TO CLARENDON FARMS, L.L.C.,
A SOUTH CAROLINA LIMITED LIABILITY COMPANY

ALL THAT certain piece, parcel or lot of land, containing 7.2 acres, more or less, and described as "Easement per deed Book 2936, Page 32 (7.2 acres Total, including the area of Discrepancy)" on that certain Plat entitled "Easement Sketch Prepared for Clarendon Farms, LLC along Portion of Old Railroad, Beaufort County" dated September 19, 2013, prepared by Beaufort Surveying, Inc., David S. Youmans, RLS 9765, a copy of which is recorded in the Register of Deeds Office for Beaufort County in Plat Book ___ at Page ____.

EXHIBIT "B"

**LEGAL DESCRIPTION OF
EASEMENT AREA LYING BETWEEN
POPPY HILL ROAD AND CLARENDON ROAD
CONVEYED TO REA CONTRACTING,
A DIVISION OF THE LANE CONSTRUCTION CORPORATION,
A CONNECTICUT CORPORATION**

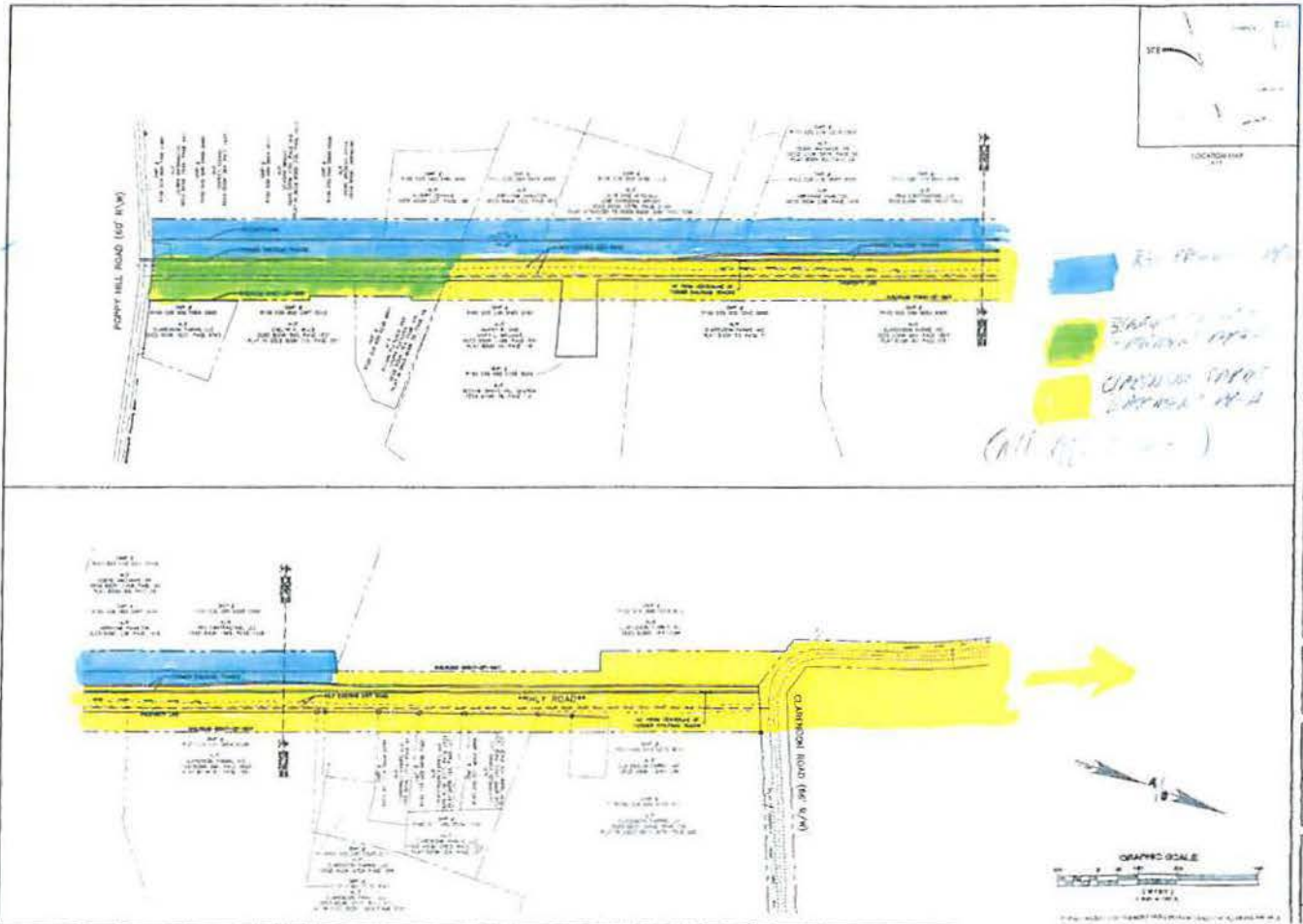
ALL THAT certain piece, parcel or lot of land, containing 1.1 acres, more or less, and described as "Easement Area B per Deed Book 3025, Page 1482 (1.1 acres Total, including the area to Fence)" on that certain Plat entitled "Easement Sketch Prepared for Clarendon Farms, LLC along Portion of Old Railroad, Beaufort County" dated September 19, 2013, prepared by Beaufort Surveying, Inc., David S. Youmans, RLS 9765, a copy of which is recorded in the Register of Deeds Office for Beaufort County in Plat Book ___ at Page _____.

AND ALSO, ALL THAT certain piece, parcel or lot of land, containing 0.8 acres, more or less, and described as "Proposed Easement Area A Expanded 0.8 acres Total" on that certain Plat entitled "Easement Sketch Prepared for Clarendon Farms, LLC along Portion of Old Railroad, Beaufort County" dated September 19, 2013, prepared by Beaufort Surveying, Inc., David S. Youmans, RLS 9765, a copy of which is recorded in the Register of Deeds Office for Beaufort County in Plat Book ___ at Page _____, which includes that area containing 0.4 acres, more or less, and described as "Easement Area a per Deed Book 3025, Page 1482 (0.4 acres Total,)" on that same plat.

EXHIBIT "C"

**LEGAL DESCRIPTION OF
EASEMENT AREA LYING BETWEEN
POPPY HILL ROAD AND CLARENDON ROAD
BEING CONVEYED TO BEAUFORT COUNTY, AND
BEING SIMULTANEOUSLY TRANSFERRED TO
CLARENDON FARMS, L.L.C.,
A SOUTH CAROLINA LIMITED LIABILITY COMPANY**

ALL THAT certain piece, parcel or lot of land, containing 4.1 acres, more or less, and described as "Beaufort County Easement Area per Deed Book 3027, Page 2495 (4.1 acres Total, includes Aarea of Discrepancy)" on that certain Plat entitled "Easement Sketch Prepared for Clarendon Farms, LLC along Portion of Old Railroad, Beaufort County" dated September 19, 2013, prepared by Beaufort Surveying, Inc., David S. Youmans, RLS 9765, a copy of which is recorded in the Register of Deeds Office for Beaufort County in Plat Book ____ at Page ____.



NO.	DATE	REVISION



Andrew Burdass Inc.

Professional Engineer
 State of North Carolina
 License No. 10000

ASBULT
 8/20/07
 Prepared by
 KEVIN CO.
 ENGINEER

MILY ROAD
 CANNON ROAD
 SOUTH CAROLINA

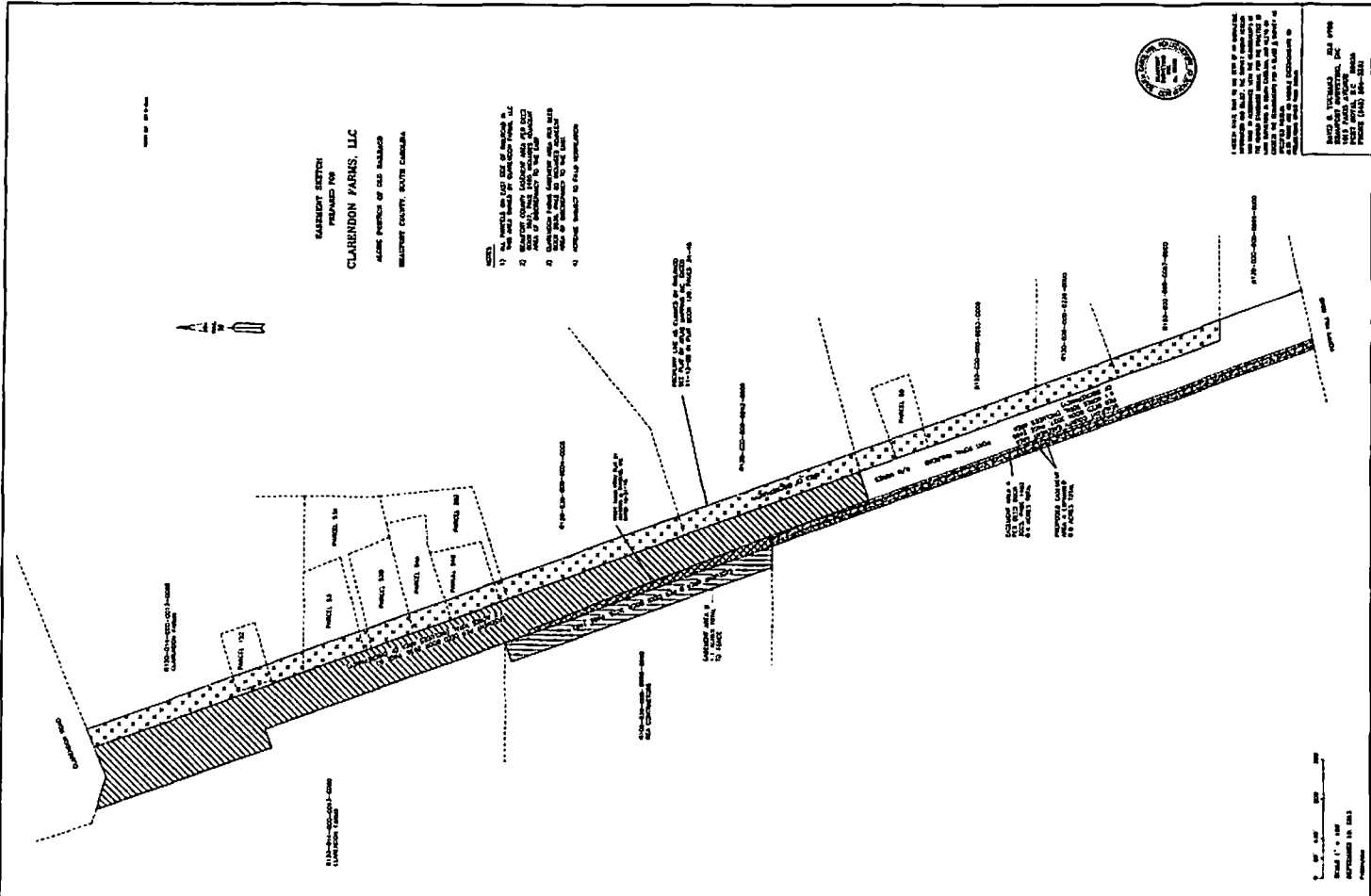
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PAGE: **1**

JOB: 1140



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 E-MAIL: DSTRICHMAN@TRICHMANENGINEERING.COM



BARRETT SECTION
 PREPARED FOR
CLARENDON FARMS, LLC
 14000 PINEHURST ROAD
 WASHINGTON COUNTY, NORTH CAROLINA

- NOTES:
- 1) THIS PLAN IS A PART OF THE RECORDING OF THE CLARENDON FARMS, LLC.
 - 2) THIS PLAN IS A PART OF THE RECORDING OF THE CLARENDON FARMS, LLC.
 - 3) THIS PLAN IS A PART OF THE RECORDING OF THE CLARENDON FARMS, LLC.
 - 4) THIS PLAN IS A PART OF THE RECORDING OF THE CLARENDON FARMS, LLC.
 - 5) THIS PLAN IS A PART OF THE RECORDING OF THE CLARENDON FARMS, LLC.

SCALE: 1" = 100'
 DATE: 12/15/2011
 PROJECT: CLARENDON FARMS, LLC