

COUNTY COUNCIL OF BEAUFORT COUNTY  
 ADMINISTRATION BUILDING  
 BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
 100 RIBAUT ROAD  
 POST OFFICE DRAWER 1228  
 BEAUFORT, SOUTH CAROLINA 29901-1228

D. PAUL SOMMERVILLE  
 CHAIRMAN

GERALD W. STEWART  
 VICE CHAIRMAN

COUNCIL MEMBERS

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 STEVEN G. FOBES  
 ALICE G. HOWARD  
 WILLIAM L. MCBRIDE  
 STEWART H. RODMAN  
 ROBERTS "TABOR" VAUX

TELEPHONE: (843) 255-2000  
 FAX: (843) 255-9401  
 www.bcgov.net

GARY T. KUBIC  
 COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
 DEPUTY COUNTY ADMINISTRATOR  
 SPECIAL COUNSEL

THOMAS J. KEAVENY, II  
 COUNTY ATTORNEY

SUZANNE M. RAINEY  
 CLERK TO COUNCIL

**AGENDA**  
**PUBLIC FACILITIES COMMITTEE**

Monday, February 15, 2016

2:00 p.m.

Executive Conference Room, Administration Building  
 Beaufort County Government Robert Smalls Complex  
 100 Ribaut Road, Beaufort

Committee Members:

Gerald Dawson, Chairman  
 Roberts "Tabor" Vaux, Vice Chairman  
 Cynthia Bensch  
 Rick Caporale  
 Steve Fobes  
 Alice Howard  
 William McBride

Staff Support:

Colin Kinton, Division Director  
 Transportation Engineering  
 Eric Larson, Division Director  
 Environmental Engineering  
 Robert McFee, Division Director  
 Facilities and Construction Engineering

1. CALL TO ORDER – 2:00 P.M.
2. PRESENTATIONS / REQUESTS FOR INCLUSION OF CAPITAL PROJECT SALES TAX ITEMS
  - A. Technical College of the Lowcountry
  - B. Daufuskie Island
  - C. Public Safety / Communications / Complete Equipment Upgrades
  - D. Big Road
3. CONSIDERATION OF CONTRACT AWARDS
  - A. Detention Center Needs Assessment Study ([backup](#))
  - B. Dirt Road Paving Contract 47 – Trotters Loop and Johnson Landing Road, Lady's Island ([backup](#))
  - C. Design Services Fee Increase for County Animal Services and Control Facility ([backup](#))
4. REMOVING PROSPECT ROAD, DAUFUSKIE ISLAND, FROM COUNTY MAINTENANCE INVENTORY ([backup](#))
5. ACCEPTANCE OF KATO LANE RIGHT OF WAY, PORT ROYAL ISLAND ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - A. County Transportation Committee
7. EXECUTIVE SESSION
  - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase or sale of property
8. ADJOURNMENT

2015 Strategic Plan Committee Assignments

Law Enforcement Center Study  
 Windmill Harbour Entrance Solution and Funding  
 Bridge Replacement Plan  
 Sidewalks / Biking in Rural Areas Plan and Funding





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 *DLT*  
SUBJ: **Request Contract Award for RFP #101515 for the Beaufort County Detention Center Needs Assessment Study**  
DATE: February 15, 2016

**BACKGROUND:** The Purchasing Department received five proposals from qualified firms to provide a Needs Assessment Study for the Beaufort County Detention Center. The selected firm will provide a needs assessment, which at a minimum, includes an inventory and assessment of the current facility to determine the feasibility of expansion/renovation, forecast the capacity requirements up to 50 years in 10 year increments, provide operational and space requirements for future facilities, recommend a new facility, location, and land requirements, provide a Public Relations Plan, project cost for a future facility to include operations and maintenance, and prepare a final Needs Assessment Report.

**VENDOR INFORMATION AND RANKING:**

**COST**

1. Moseley Architects, Charlotte, NC	\$78,500
2. CPS and Rosser, Atlanta, GA	\$69,000
3. CGL Companies, Columbia, SC	\$79,040
4. Treanor Architects, Kansas City, MS	\$60,000*
5. Mead & Hunt, Lexington, SC	\$226,500*

\*These two firms were not selected for interviews.

*JH* **FUNDING:** Account 10001100-56100, Admin Contingency

**PRIOR YEAR COST:** NA

**FOR ACTION:** Public Facilities Committee meeting occurring on February 15, 2016.

**RECOMMENDATION:** The Purchasing Department recommends that the Public Facilities Committee approves the contract award in the amount of \$78,500 to Moseley Architects to conduct a Needs Assessment Study for the Beaufort County Detention Center.

cc: Gary Kubic, County Administrator *GKUBIC*  
Joshua Gruber, Deputy County Administrator *JG*  
Alicia Holland, Asst. County Administrator, Finance *AH*  
Philip Foot, Asst County Administrator, Public Safety *PF*

Att: Ranking Summary

RFP 101515, BC Detention Center Needs Assessment Study  
 AFTER INTERVIEWS - SUMMARY SHEET

Column1	Column2	Column4	Column5
	<u>Name of Company</u>		
			<u>Comprehensive Program Services with Rosser</u>
<u>Evaluators</u>	<u>CGL Companies</u>	<u>Moseley Architects</u>	
Atherton	89	96	92
Atkinson	89	95	93
Roseneau	94	98	90
Foot	86	91	88
TOTALS:	358	380	363

1. Moseley Architects 380
2. CPS with Rosser 363
3. CGL Companies 358
4. Treanor (NOT interviewed) 317
5. Mead & Hunt (NOT interviewed) 314



**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 *GK*  
 Josh Gruber, Deputy County Administrator *JG*  
 Alicia Holland, Assistant County Administrator for Finance *AH*  
 Monica Spells, Assistant County Administrator for Civic Engagement  
 Dave Thomas, Purchasing Director *DT*

FROM: Robert McFee, PE, Division Director for Construction Engineering & Facilities *JRM*

SUBJ: **Beaufort County Design Build Construction for Dirt Road Paving Contract #47 RFP #090315E  
3,696 ft of Trotters Loop and 7,920 ft of Johnson Landing Road, Lady's Island**

DATE: December 8, 2015

**BACKGROUND.** Beaufort County issued a Request for Proposals from qualified firms to design and build the Dirt Road Paving Contract #47. The following firms responded and provided proposals for the project on 9/17/15.

PROPOSER	AMOUNT	SCHEDULE	
		Construction	Overall*
BES Engineering Services, Beaufort, SC	\$1,316,212.00	153 days	194 days
J.H. Hiers Construction, Walterboro, SC	\$ 1,517,912.07	190 days	365 days

\*includes design & engineering

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 selection committee consisting of the Public Works Director, Public Works Roads & Drainage North Superintendent, Public Works General Support Superintendent, County Traffic Signal Manager and Engineering CIP Manager reviewed the proposals and asked the proposers to submit a final and best value offer. The committee subsequently met with the teams of BES Engineering Services and J.H. Hiers/Andrews & Burgess to discuss work scope and engineering/construction details.

**SMB OUTREACH PLAN.** This solicitation sought proposals only and did not require proposers to seek quotes from potential local small and minority subcontractor; however, proposers were required to describe a "small and minority business outreach plan" for the construction phase of the project unless self-performing all work. The County reviewed the BES Engineering Services and Hiers Construction proposal and determined the proposals provided a satisfactory SMB outreach plan for delivery of the project.

On the basis of the qualification of the firm and the value offered, it is recommended that award of Design-Build Contract #47 to BES Engineering Services in the amount of \$1,316,212. In addition, BES offered a value engineering alternative to use cement stabilized aggregate base in lieu of graded aggregate base for a deduct of \$150,000. This alternative will be evaluated after contract award.

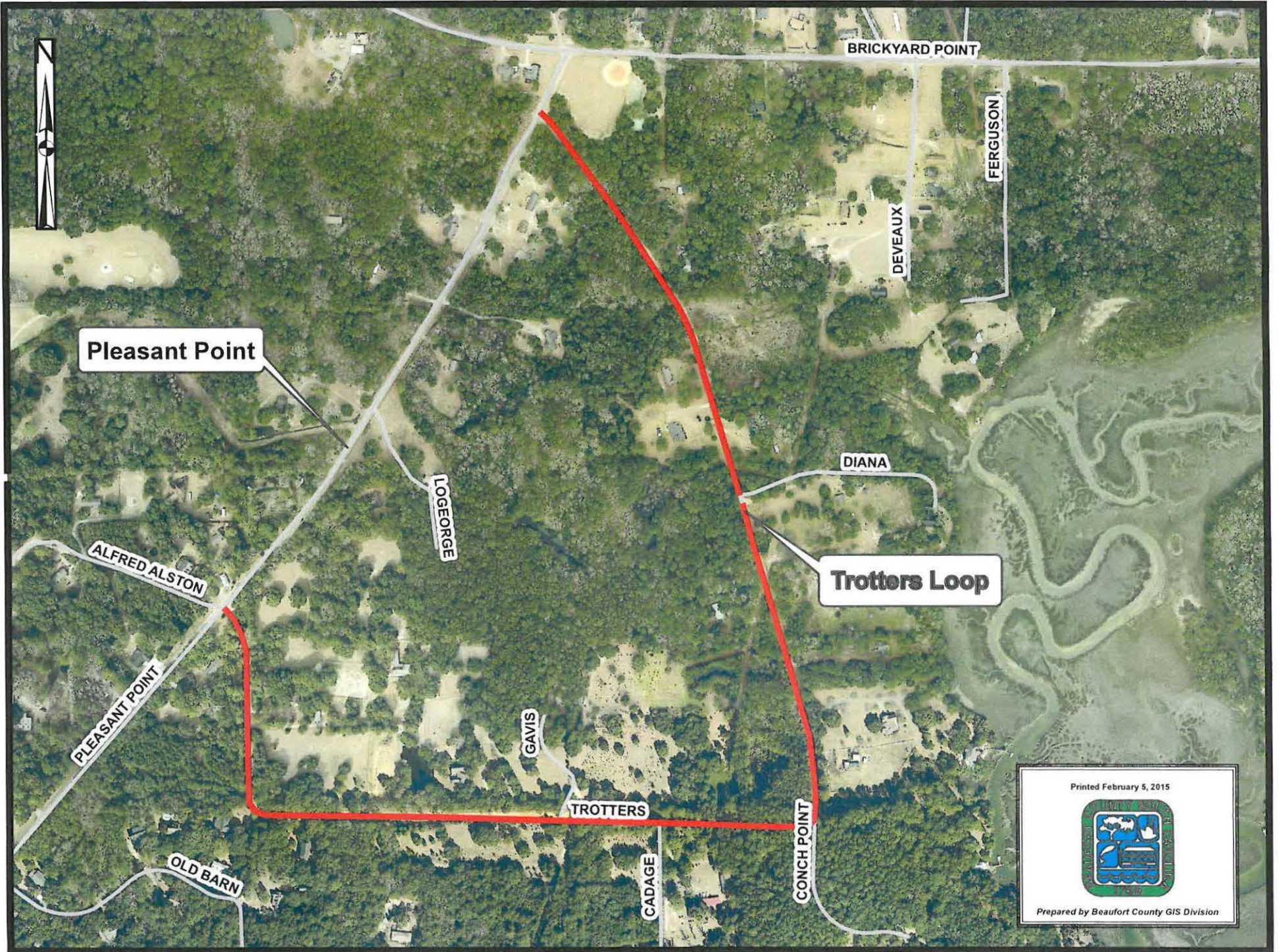
*AAH* **FUNDING.** The project will be funded by TAG Funds with available budget of \$3.3 million.

**FOR ACTION.** Public Facilities Committee Meeting on February 15, 2015.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council approval of a contract award to BES Engineering Services to design and build the Dirt Road Paving Contract #47 in the amount of \$ 1,316,212 funded by TAG funds for dirt road improvements.

JRM/AA/mjh

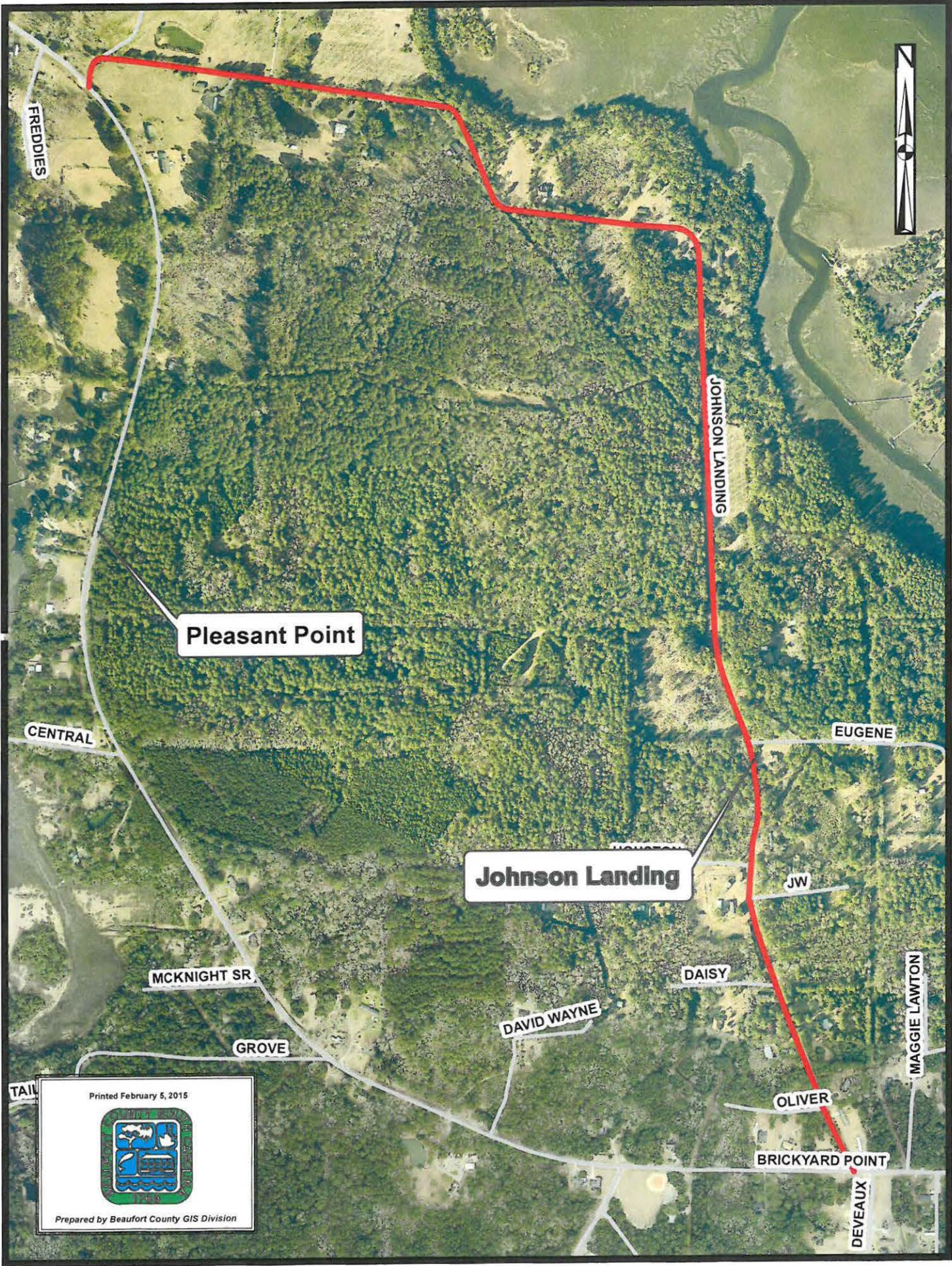
Attachments: 1) Location Maps



Printed February 5, 2015



Prepared by Beaufort County GIS Division



Pleasant Point

Johnson Landing

JOHNSON LANDING

FREDDIES

CENTRAL

MCKNIGHT SR.

GROVE

DAVID WAYNE

DAISY

OLIVER

BRICKYARD POINT

DEVEAUX

MAGGIE LAWTON

EUGENE

JW



Printed February 5, 2015



Prepared by Beaufort County GIS Division



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Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*  
Josh Gruber, Deputy County Administrator *JG*  
Alicia Holland, Assistant County Administrator for Finance *AH*  
Dave Thomas, Purchasing Director *DT*

FROM: Rob McFee, PE, Division Director for Construction Engineering & Facilities *JRM*

SUBJ: **Design Services Fee Increase for the Beaufort County Animal Services  
& Control Facility**

DATE: February 5, 2016

**BACKGROUND.** On May 26, 2015, County Council awarded the design services for the new Animal Services & Control Facility to Glick Boehm & Associates (GBA) for \$428,400. This contract amount was for the development of an approximate 10,000 sqft Animal Services & Control Facility on a six acre site.

GBA and County staff have been working on the initial project building definition and size. It has been determined that size requirement for the new facility will be  $\pm$  20,000 sqft. GBA's fee increase for the additional scope of services will be \$141,000 and is outlined in the attached correspondence.

The proposed fee increase for the final development of the Animal Services & Control Facility was reviewed and found to be fair and reasonable. Therefore, it is recommended that a change order with GRA totaling \$141,000 for the additional fees for the increased size for the design of the new Animal Services & Control Facility be approved.

*AA* **FUNDING.** New Animal Shelter CIP Account 40090011-54600 with a fund balance of \$3.07 million. In 2014, Ordinance #2014/16 was passed for the sale of GO bonds for capital improvement projects. \$3.5 million for the new Animal Services & Control Facility was included.

**FOR ACTION.** Public Facilities Committee Meeting on February 15, 2016.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council approval of the GBA fee increase totaling \$141,000 for the added design services for the Animal Services & Control Facility and funded as listed above.

JRM/AA/mjh  
*aa*

Attachment: GBA Fee Proposal Increase

cc: Phil Foot, Tallulah Trice

## Hickman, Maggie

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**From:** Myles Glick <MGlick@glickboehm.com>  
**Sent:** Wednesday, October 14, 2015 10:01 AM  
**To:** McFee, Robert  
**Cc:** Atherton, Andrea; Gary Boehm; Shawn Mellin  
**Subject:** Beaufort County Scope Increase

Rob,  
Good morning. I hope you can be in our office to talk to the Charleston Animal Society about fund raising and how they operate. It is a unique opportunity to get lessons learned feedback from "boots on the ground".  
I was talking to the consultants about the scope increase and I think the best way to figure it is a simple formula.

Delete any surveying, civil etc. cost and deal with the building size increase of about 8000 feet and a longer construction period. My original assumptions was a 10-12,000 sq. ft. building.  
Therefore, 8000sq. ft. x \$225 = \$1,800,000 x .07 = \$126,000 plus increase of \$15,000 (reimbursable expenses) for a longer construction period. Total would be \$141,000.00

I think this is what you were talking about in regard to a linear increase based on size increases. Please advise.

Thank you.

**Myles I. Glick AIA, LEED AP**  
*Senior Principal*



Glick/Boehm & Associates, Inc.  
493 King Street, Suite 100  
Charleston, South Carolina 29403  
843.577.6377 V  
843.722.1768 F





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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 *Gary Kubic*  
Josh Gruber, Deputy County Administrator  
Alicia Holland, Assistant County Administrator for Finance *AH*  
Monica Spells, Administrator for Civic Engagement *Spells*  
Dave Thomas, Purchasing Director *DT*

FROM: Rob McFee, PE, Director of Facilities & Construction Engineering *Rob McFee*

SUBJ: Architectural and Engineering Design Services for the Design of the Beaufort County Animal Services & Control Facility - RFQ # 120914E

DATE: May 12, 2015

**BACKGROUND.** Beaufort County Council adopted Ordinance #2014/16 on 6/23/14 for the sales of general obligation bonds for funding of capital improvement projects. One of the capital projects is the County's Animal Services Complex.

Beaufort County advertised a Request for Qualifications (RFQ's) from firms seeking a multi-discipline design team for development of the Animal Services & Control Facility. On 12/09/14, Beaufort County received 7 submittals for RFQ's from the following firms:

BDA Architecture, PC Albuquerque, NM	Boomerang Design Charlotte, NC	FWA Group Hilton Head, SC	Glick Boehm & Associates Charleston, SC
HGBD Architects & Engineers Savannah, GA	R. W. Chambers Beaufort, SC	Stewart Cooper Newell Architects Gastonia, NC	

A selection committee composed of the Division Director of Facilities & Construction Engineering, Facilities Management Director, Assistant County Administrator for Public Safety, Animal Services Director and Airports Director was tasked with evaluating and selecting the highest ranking firms based on qualifications and experience. The following 4 firms were ranked highest and were selected for interviews by the committee:

BDA Architecture, Glick Boehm & Associates, RW Chambers, Stewart Cooper Newell Architects

As a result of the interviews, Glick Boehm & Associates was ranked number one and was selected for subsequent fee negotiations. The Facilities Management Director met with the Glick Boehm Architect team and a final and best value offer totaling \$428,400 was submitted for the development of an approximate 10,000 sqft Animal Services & Control Facility on a six acre site. The proposed fee for the development of the Animal Services & Control Facility was reviewed and found to be fair and reasonable.

*AH* **FUNDING.** New Animal Shelter CIP Account 40090011-54600 with a fund balance of \$3.5million.

**FOR ACTION.** Public Facilities Committee Meeting on May 18, 2015.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council approval of a design contract award to Glick Boehm & Associates for the design of the Animal Services & Control Facility in the amount of \$428,400 and funded as listed above.

Attachment: 5/7/15 Fee Proposal

cc: Phil Foot, Tallulah Trice, Mark Roseneau



**COUNTY COUNCIL OF BEAUFORT COUNTY  
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Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *SKUBIC*  
Thomas J Keaveny, County Attorney *JK*

FROM: Robert McFee, PE, Division Director for Construction Engineering & Facilities *JRM*

SUBJ: **Removing Prospect Road, Daufuskie Island from County Maintenance Inventory**

DATE: February 8, 2016

**BACKGROUND.** Prospect Road is an unpaved, County-maintained road located in the Bloody Point area of Daufuskie Island. It runs in a generally east-west direction from Pappy's Landing Road to New River. The County owns and maintains a 25-foot right-of-way for the easternmost section of the road - this section being approximately 540 feet in length. While the County also maintains the remainder of Prospect Road, it has no ownership or easement interest in the remainder.

Mr. Reed Dulany of Hatcher Holdings, LLC, owner of the Eigelberger Tract, wishes to have that portion of Prospect Road that traverses and/or encroaches on his property removed from the County's maintenance inventory. In return, he has offered to donate a 50-foot right-of-way along the eastern side of his parcel. This right-of-way would extend from Beach Road to Prospect Road, a distance of approximately 2,500 feet, and would include a major portion of Pappy's Landing Road. In addition, Mr. Dulany has offered to donate a smaller right-of-way (0.03 acres) on Beach Road. Staff has been working for some time to acquire right-of-way on both Pappy's Landing and Beach Roads. Mr. Dulany's donation would aid this effort significantly.

Mr. Dulany will also dedicate emergency vehicle turn-around areas where Prospect Road intersects his eastern and western property lines.

**FOR ACTION.** Public Facilities Committee on February 15, 2016.

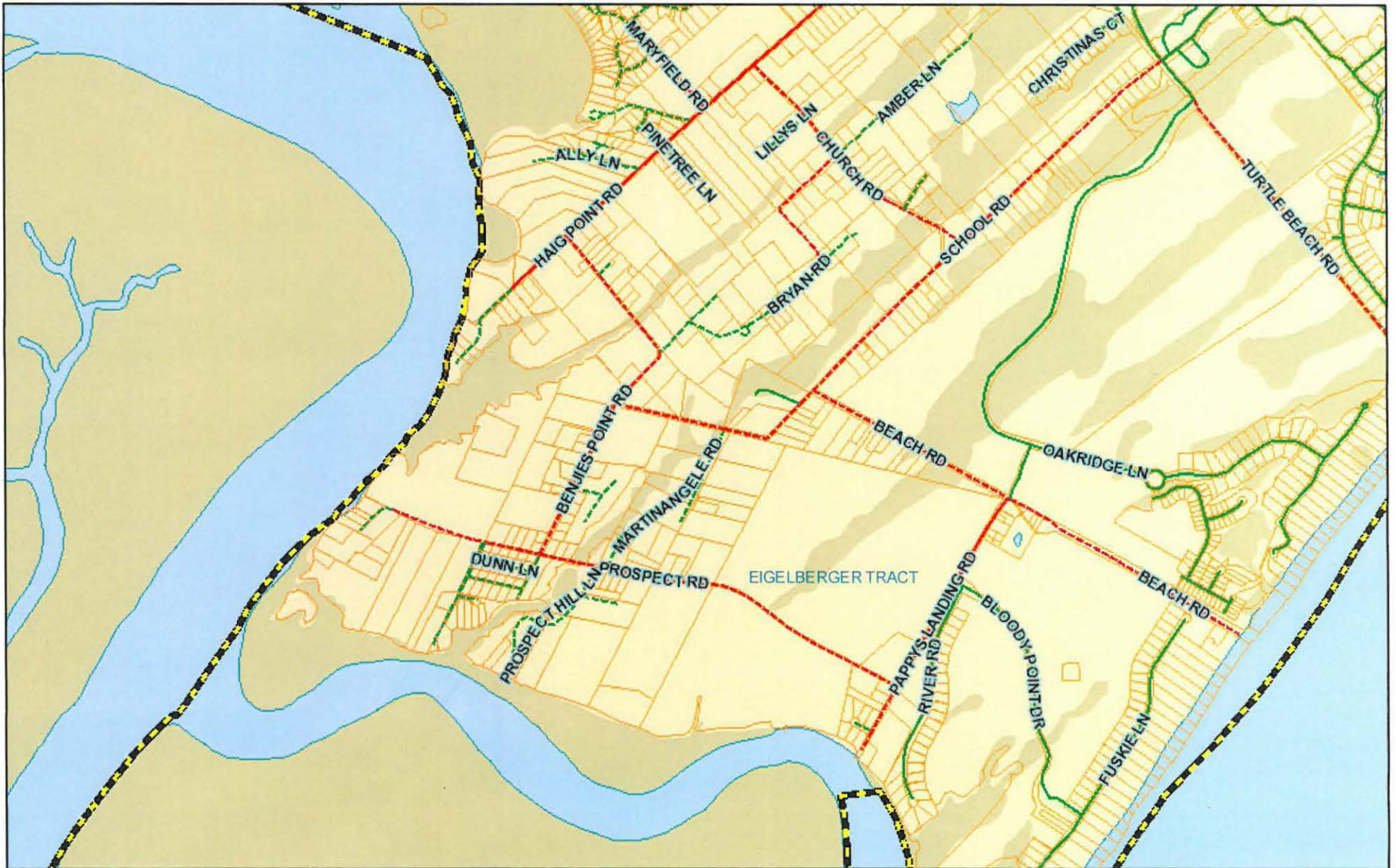
**RECOMMENDATION.** Staff recommends that the Public Facilities Committee approve and recommend to County Council that Prospect Road be removed from the maintenance inventory and that the County accept the right-of-way donation for Pappy's Landing and Beach Road as outlined above.

JRM/EWK/mjh

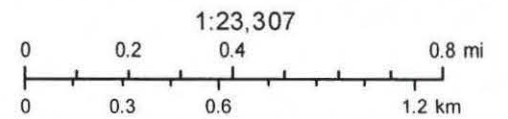
Attachments: 1) 2 maps showing Prospect Road and the Eigelberger Tract  
2) Plat showing the County's 25' Prospect Road right-of-way  
3) Plat showing showing Prospect Road and the Eigelberger Tract

cc: David Wilhelm

# PROSPECT ROAD



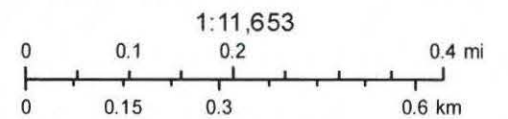
February 4, 2016



# PROSPECT ROAD



February 4, 2016



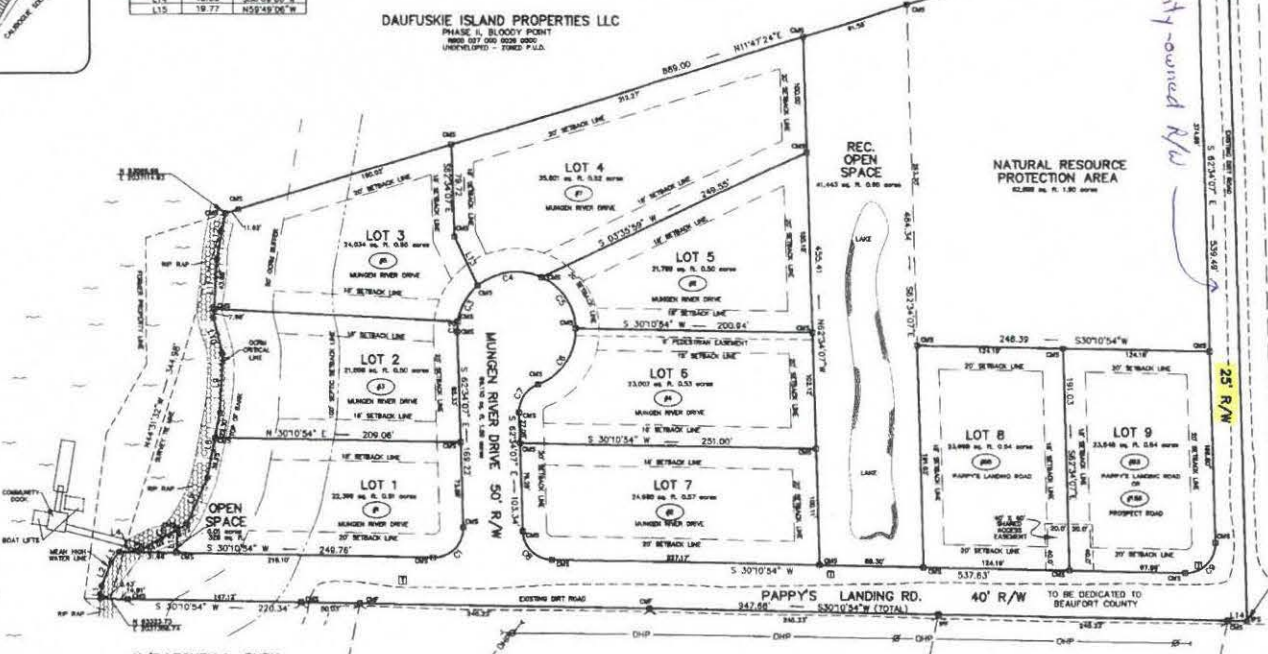


LINE	LENGTH	BEARING
L1	11.08	N38°20'10"W
L2	21.17	N38°20'10"W
L3	11.40	N24°28'53"W
L4	16.83	N30°10'34"E
L5	3.43	N141°17'41"W
L6	43.73	N00°22'37"W
L7	42.73	N47°48'28"W
L8	59.45	N50°27'17"E
L9	50.80	N58°13'48"W
L10	30.96	N78°04'47"W
L11	31.06	N9°27'51"W
L12	39.58	N50°28'40"W
L13	48.61	S89°26'34"E
L14	18.38	S30°09'09"W
L15	19.77	N59°48'58"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	40.47	25.00	28.33	38.18	N57°30'36"W	97°33'01"
C2	8.89	50.00	4.58	8.88	S57°30'36"E	82°26'59"
C3	35.78	50.00	18.88	35.00	S32°07'15"E	40°58'28"
C4	57.58	50.00	32.50	54.71	S21°33'07"W	80°43'45"
C5	54.79	50.00	30.51	52.99	S08°13'40"W	82°27'06"
C6	81.53	50.00	35.34	57.72	N27°33'30"W	70°30'24"
C7	30.77	25.00	17.88	28.87	S27°18'15"E	74°31'44"
C8	38.07	25.00	23.83	34.50	N73°48'24"E	87°14'56"
C9	40.47	25.00	26.23	38.18	N18°31'37"W	82°48'01"

AREA TABLE	%	
LOTS	221,284 sq. ft. 5.06 acres	53.3
ROAD R/W	88,648 sq. ft. 1.99 acres	18.7
RECREATIONAL OPEN SPACE	41,443 sq. ft. 0.93 acres	10.0
NATURAL RESOURCE PROTECTION AREA	82,889 sq. ft. 1.89 acres	20.0
OPEN SPACE	328 sq. ft. 0.01 acres	0.1
TOTAL	414,871 sq. ft. 9.52 acres	100.0

DAUFUSKIE ISLAND PROPERTIES LLC  
PHASE II, BLOODY POINT  
PAPPY'S LANDING ROAD  
UNDEVELOPED - ZONED P.U.S.



- SYMBOLS**
- U - UTILITY POLE
  - IP - IRON PIN SET
  - CF - 3" CONCRETE FOUNDATION
  - CM - 3" CONCRETE MONUMENT SET
  - TEL - TELEPHONE SERVICE
  - PA - STREET ADDRESS

**REFERENCE PLAT**

1) A PLAT OF EIGLEBERGER TRACT & BLOODY POINT TRACT, DRAWN: 01/07/97, REVISED: 1-30-97 RMC, BEAUFORT COUNTY, SC. BY: BOYCE L. YOUNG, S.C.R.L.S. 11079

PROPERTY AREA = 9.513 Ac. (414,408 Sq. Ft.)  
ADDRESS: CORNER OF PROSPECT RD. & PAPPY'S LANDING RD.  
DISTRICT: 800, MAP: 27, PARCEL: 7A  
THIS PROPERTY LIES IN F.E.M.A. A7 (15.07)  
COMMUNITY #: 450025 PANEL #01380, DATED: 09/29/86  
7) THIS PROPERTY IS LOCATED WITHIN THE COASTAL BARRIER ZONE.

- NOTES**
- HORIZONTAL DATUM IS S.C. STATE PLANE COORDINATES.
  - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
  - BOUNDARY BETWEEN BURNERS SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
  - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO LIENS AND RESTRICTIONS OF RECORD.
  - LOTS HAVE SUGGESTIVE WATER SUPPLY FOR FIRE FIGHTING, ALL HOMES PROVIDED FOR THE LOTS SHALL INSTALL RESIDENTIAL SPRINKLER SYSTEMS IN ACCORDANCE WITH APPLICABLE NFPA CODE.
  - ALL LOTS TO HAVE PRIVATE WELLS.

THIS AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF SPECIFIC PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, SUCH AS THEIR SETBACKS, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DESIGNATING THE PERMIT AUTHORITY OF THE SPECIFIC, THE OFFICE OF CORN IS NOT INTENDING TO ASSERT PERMIT JURISDICTION AT ANY TIME OR INTENT TO ASSERT PERMIT JURISDICTION AT ANY TIME OR INTENT TO ASSERT PERMIT JURISDICTION AT ANY TIME OR INTENT TO ASSERT PERMIT JURISDICTION AT ANY TIME.

DATE: 3/19/08  
BY: [Signature]  
3/23/08

BEAUFORT COUNTY ZONING & DEVELOPMENT (STANDARD) FINAL PLAN APPROVAL  
This is to certify that the Beaufort County Zoning & Development Department has reviewed the plat and its authorized signature of a development permit.  
DATE OF EXPIRY: 3/19/08  
COM. AND BY: [Signature]  
Rodolfo 4/11/08



SUBDIVISION PLAT OF:  
**RIVER'S EDGE SUBDIVISION**  
SITUATE ON TAX MAP 27, PARCEL 7A,  
DAUFUSKIE ISLAND,  
BEAUFORT COUNTY, SOUTH CAROLINA  
PREPARED FOR:  
DOLPHIN MANAGEMENT

DATE: 02/27/08 SCALE: 1" = 80'

**SIS** Sea Island Land Survey, LLC.  
40 Mathews Court,  
Hilton Head Island,  
SC 29928  
Tel: (843) 681-3248  
Fax: (843) 688-3871  
E-mail: sis@pympl.com  
FILE No: 02003/15 DWG No.: 10-819



**SOUTHEASTERN SURVEYING, INC.**  
PO BOX 7228 HILTON HEAD ISLAND, SC 29929  
(803) 785-8003



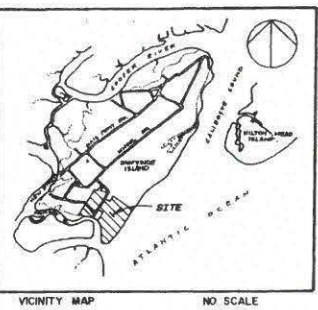
PLAT OF THE LANDS OF  
THE ESTATE OF MORION DEUTSCH AND  
SUSANNE DEUTSCH COMPANY  
TOTALING 541.74 ACRES

DATE: 07/25/88  
DRAWN BY: J. W. SMITH  
CHECKED BY: J. W. SMITH  
REVISIONS:  
1. 30 MARCH 1988  
2. 29 APRIL 1988  
3. 27 APRIL 1988  
4. 2 MAY 1988  
5. 19 MAY 1988  
6. 8 JUNE 1988  
7. 23 JULY 1988

SHEET 1 OF 1

**LINE DATA**

LINE	BEARING	DISTANCE
1	N 04° 00' 00" E	238.00
2	N 28° 18' 00" E	218.30
3	N 20° 00' 00" E	228.20
4	N 07° 00' 00" E	428.00
5	N 27° 28' 00" E	51.54
6	N 29° 25' 00" E	303.80
7	N 28° 18' 00" E	42.00
8	N 08° 48' 00" E	362.01
9	N 78° 18' 00" E	218.20
10	N 81° 57' 00" E	170.00
11	N 77° 41' 00" E	237.48
12	N 81° 08' 00" E	185.48
13	N 84° 50' 00" E	278.70
14	NOT USED	158.30
15	N 34° 00' 00" E	58.24
16	N 30° 00' 00" E	300.00
17	N 27° 28' 00" E	188.08
18	N 27° 28' 00" E	300.00
19	N 27° 28' 00" E	300.00
20	N 27° 28' 00" E	300.00
21	N 27° 28' 00" E	300.00
22	N 27° 28' 00" E	300.00
23	N 27° 28' 00" E	300.00
24	N 27° 28' 00" E	300.00
25	N 27° 28' 00" E	300.00
26	N 27° 28' 00" E	300.00
27	N 27° 28' 00" E	300.00
28	N 27° 28' 00" E	300.00
29	N 27° 28' 00" E	300.00
30	N 27° 28' 00" E	300.00
31	N 27° 28' 00" E	300.00
32	N 27° 28' 00" E	300.00
33	N 27° 28' 00" E	300.00
34	N 27° 28' 00" E	300.00
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98	N 27° 28' 00" E	300.00
99	N 27° 28' 00" E	300.00
100	N 27° 28' 00" E	300.00



**REFERENCES**

- 1. "PLAT OF BLOODY POINT PLANTATION" BY BARNETT & CALEY, INC., DATED SEPTEMBER 1874.
- 2. MAP OF "BLOODY POINT PLANTATION" BY ARTHUR D. CHRISTENSEN DATED SEPTEMBER 1, 1961. RECORDED IN A.O.C. PLAT FILE #1386, BEAUFORT COUNTY COURTHOUSE.
- 3. "SURVEY PLAT OF THE EIGELBERGER TRACT" BY ENGINEERING AND CONSTRUCTION SERVICES, INC. DATED MAY, 1975.
- 4. MAP OF "EIGELBERGER OR DALLAM PLANTATION" BY ARTHUR D. CHRISTENSEN, DATED APRIL 18, 1969. RECORDED IN A.O.C. PLAT FILE #1386, BEAUFORT COUNTY COURTHOUSE.
- 5. MAP OF "SITES FOR BEACONS OF THE BLOODY POINT HAND" SURVEYED AND DATE UNKNOWN. RECORDED IN DEED BOOK 13 PAGE 25, BEAUFORT COUNTY COURTHOUSE.
- 6. PLAT OF "8 1/2 ACRES OF BLOODY POINT PLANTATION" BY NILES CHRISTENSEN III, DATED MARCH 28, 1988. RECORDED IN DEED BOOK 483 PAGE 033, BEAUFORT COUNTY COURTHOUSE.
- 7. PLAT OF "PARCELS A & C" BY THOMAS B. ROBINSON, DATED JUNE 14, 1983. RECORDED IN DEED BOOK 444 PAGE 123, BEAUFORT COUNTY COURTHOUSE.
- 8. PLAT PREPARED AT THE REQUEST OF HARRIS PARTNER BY ROBERT BAUGHMAN, DATED MARCH 11, 1987.
- 9. "PLAT OF THE ADJACENCY OF S.H. BOESCH" BY COASTAL SURVEYING CO., INC., DATED MAY 2, 1980.

**ACREAGE CHART**

TRACT A	1.98
TRACT B: EIGELBERGER	189.28
TRACT C: BLOODY POINT	330.48
TRACT D: MORRISON	10.00
<b>TOTAL</b>	<b>541.74</b>

**NOTES**

- 1. COORDINATES BASED ON SOUTH ATLANTIC STATE GRID, SMITH ZONE.
- 2. SETBACK LINE BASED ON AN ESTIMATED ANNUAL EROSION RATE OF 4" PER 100' PER ANNUM AND BEING PER NEGATIVE HISTORICAL SHORTLINES FOR THE TIME PERIOD 1960-1980.
- 3. THIS PROPERTY LIES IN ZONE 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 4. LOCATION AND SIZE OF CEMETERY DETERMINED BY U.S.G. OBSERVATION.
- 5. LOCATION AND CONFIGURATION OF WOODS HEADS AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED AS OF THIS DATE.

THE LOCATIONS OF THE INTERIM BASE, DEAL ZONE AND SET BACK LINES SHOWN ARE SUBJECT TO REVIEW AND REVISION AND ARE NOT TO BE INTERPRETED AS FINAL. THEY ARE INTENDED AS AN AID TO SITE PLANNING.

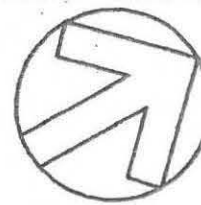
- 1"= 3000 FEET FOR PINE FOUND
- 1"= 100 FEET FOR PINE FOUND
- 1"= 50 FEET FOR CONCRETE MONUMENT FOUND
- 1"= 25 FEET FOR CONCRETE MONUMENT SET
- 1"= 10 FEET FOR NEAR HIGH WATER
- 1"= 5 FEET FOR OLD WOOD ROAD

**EXHIBIT**  
The development plan shown herein is subject to the requirements of the Beaufort County Zoning Ordinance according to the provisions in Article 12 Section 222(4).  
Certified by: J. W. SMITH  
Date: 7/25/88  
Beaufort County Planning Commission

I, MATTHEW W. CORNWELL, PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL NECESSARY RECORDS HAVE BEEN CHECKED AND THE PRECISION IS APPROXIMATE.

M. W. CORNWELL  
T.S. No. 5786  
NOT VALID UNLESS EMBOSSED WITH SEAL.



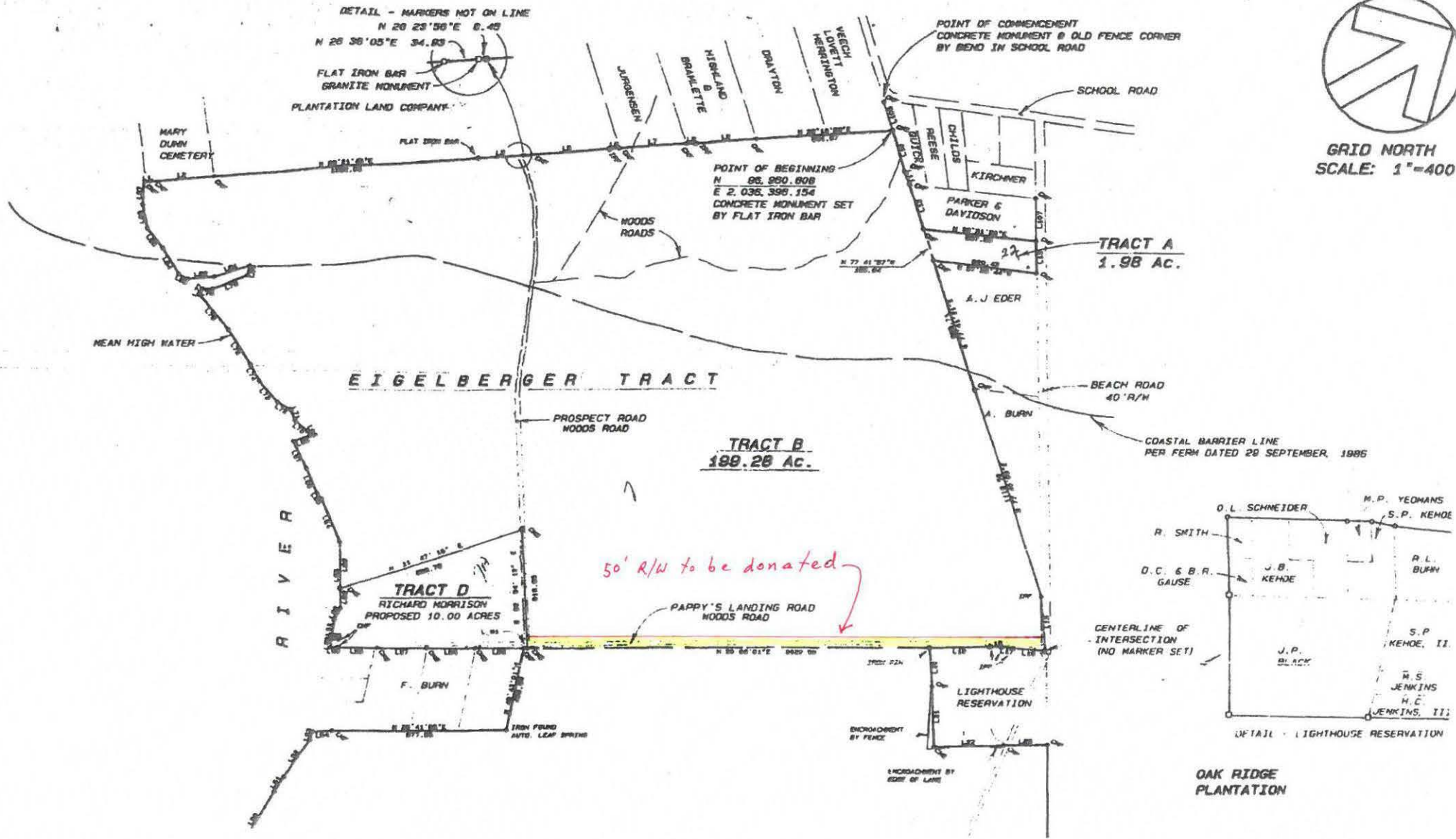


GRID NORTH  
SCALE: 1"=400

DETAIL - MARKERS NOT ON LINE  
N 26 23'58"E 8.43  
N 26 28'05"E 34.83

FLAT IRON BAR  
GRANITE MONUMENT  
PLANTATION LAND COMPANY

POINT OF COMMENCEMENT  
CONCRETE MONUMENT @ OLD FENCE CORNER  
BY BEND IN SCHOOL ROAD



TRACT A  
1.98 AC.

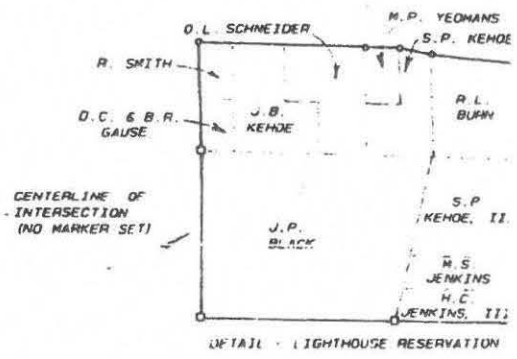
TRACT B  
189.28 AC.

EIGELBERGER TRACT

TRACT D  
RICHARD MORRISON  
PROPOSED 10.00 ACRES

50' R/W to be donated

COASTAL BARRIER LINE  
PER FERM DATED 29 SEPTEMBER, 1985



OAK RIDGE  
PLANTATION



**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*  
Thomas J. Keaveny, County Attorney *DLK*

FROM: Robert McFee, PE, Division Director for Construction Engineering & Facilities *JRM McFee*

SUBJ: **Acceptance of Kato Lane Right-Of-Way, Port Royal Island**

DATE: February 8, 2016

**BACKGROUND.** Kato Lane is a private, unpaved road with a platted 50 foot right-of-way and a length of approximately 1,036 feet. It is located off Pine Grove Road in the Burton area, and is owned by Brickyard Holdings, Inc., (Bobby Tillman, President).

The residents of Kato Lane (Wildwood Subdivision and Kato Rivers Subdivision) have petitioned the County to accept Kato Lane as a County road and to add it to the County's road maintenance inventory.

Brickyard Holdings, Inc., has submitted an executed quitclaim deed conveying its interest in the Kato Lane right-of-way to the County.

Acceptance of Kato Lane right of way was presented in August 2013 at which time County Council declined its acceptance as indicated in the attached August 26, 2013 minutes.

Public Works inspected Kato Lane on February 9, 2016 and there is no established formal drainage on the road as it is. There are some large holes in the road and Public Works estimates that total labor and material would cost approximately \$3,000 to bring it back into good shape.

**FOR ACTION.** Public Facilities Committee on February 15, 2016.

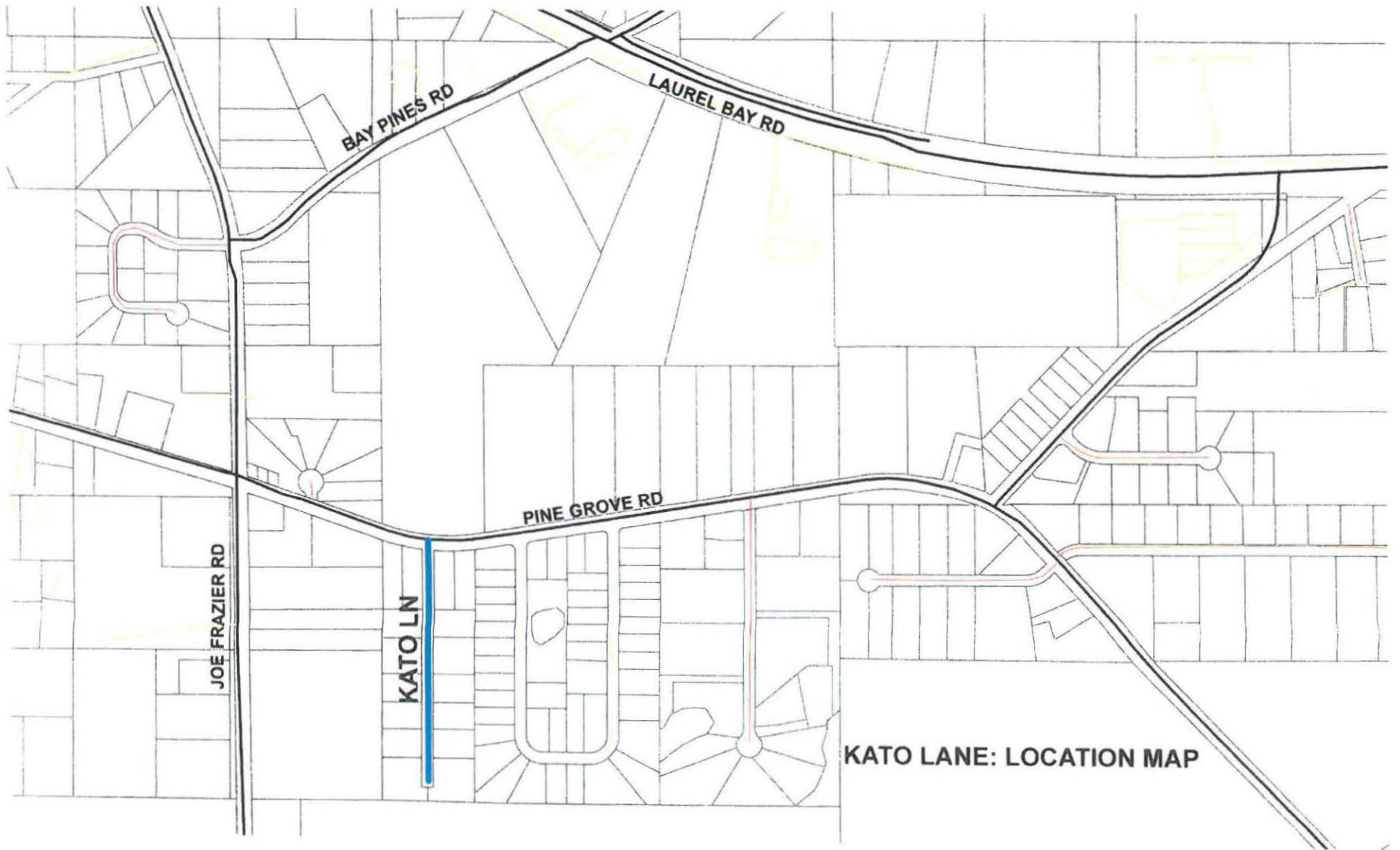
**RECOMMENDATION.** The Committee Chairman requested this issue be brought back to committee for re-consideration. Staff confirms this petition for road acceptance has been made in accordance with the provisions in County Policy Statement 17.

JRM/EK/mjh

Attachments: 1) Map, Plat  
2) County Council Minutes 8/26/13 for Kato Lane  
3) Public Facilities Minutes 8/20/13 for Kato Lane  
4) County Policy Statement 17

cc: David Wilhelm





**KATO LANE: LOCATION MAP**

PB 56/107

JOHN A. SULLIVAN - RMC  
BEAUFORT COUNTY, S.C.  
96 MAY 20 PM 2:36  
BK FOLDER# PG

**LEGEND**

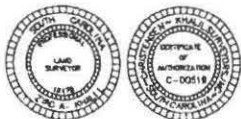
- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RB(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- A = CALCULATED POINT

**GENERAL NOTES:**

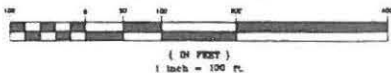
- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON BRICKYARD HOLDINGS INC.
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: 7.099 ACRES
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) T.M.N #100-24-135
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE 'C' PER FEMA MAP #ANEL 450025-0065-0 DATED: SEPTEMBER 29, 1986

**REFERENCE PLATS & DEEDS**

- 1.) DEED: 655/1935
- 2.) DEED: 860/2072
- 3.) DEED: 500/867
- 4.) DEED: 695/1467
- 5.) PB 39/PG 191
- 6.) PB 48/PG 143
- 7.) PB 35/PG 220
- 8.) PB 52/PG 182



**GRAPHIC SCALE**



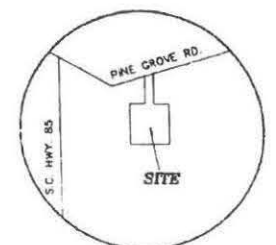
**CHRISTENSEN ~ KHALIL SURVEYORS, INC.**

1210 BOUNDARY STREET, BEAUFORT, S.C. 29902  
(803) 824-4148, FAX (803) 584-8864

**CERTIFICATION:**

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN;

ZYAD A. KHALIL RLS  
S.C. REG. NO. 15176  
[ THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL ]



LOCATION MAP (Not To Scale)

PLAT SHOWING  
SUBDIVISION OF  
TMN # 100-24-135  
PREPARED FOR:  
KATO RIVERS  
LOCATED IN,  
BURTON AREA  
BEAUFORT COUNTY, SOUTH CAROLINA  
DATED: APRIL 6, 1996...SCALE 1"=100'  
REVISED: APRIL 29, 1998

L-2458

22X



**REQUEST FOR ACCEPTANCE OF OWNERSHIP / KATO LANE, BURTON**

This item comes before Council under the Consent Agenda. Discussion occurred at the August ~~20~~, 2013 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council deny acceptance of the right-of-way on Kato Lane, Burton as a County maintained road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. McBride. The motion passed. (Council District 10 is vacant due to the resignation of Steven Baer effective July 31, 2013.)

**4. Acceptance of Right of Way**

**Kato Lane, Burton**

**Notification:** To view video of full discussion of this meeting please visit  
[http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Flewelling, seconded by Mrs. Bensch, that Public Facilities Committee recommend Council decline the acceptance of Kato Lane as a County maintained road. The vote: YEAS – Mrs. Bensch, Mr. Flewelling, Mr. Rodman, and Mr. Stewart. NAYS – Mr. McBride. ABSTAIN – Mr. Dawson. ABSENT - Mr. Caporale. The motion passed.

**Recommendation:** Council decline the acceptance of Kato Lane as a County maintained road.

Policy Statement  
PS-17

**POLICY FOR THE ACCEPTANCE OF PRIVATE ROADS**

Policy Statement (PS-15), adopted by County Council on July 28, 2003, outlined the County's policy with regard to "Working on Private Property". As a related issue, Policy Statement-15 (PS-15) also outlines a general procedure for qualifying and accepting private roads into the County's road maintenance inventory.

The demand for private road acceptance has grown significantly since the adoption of PS-15. County Council recognizes the necessity of treating private road acceptance as a separate issue, and wishes to clarify and refine the acceptance procedure. The new policy set forth herein, is intended to supersede only those portions of PS-15 that deal with the acceptance of private roads and the definitions of "private road" and "private driveway".

**Definitions:**

1. Private road: a road, street or other vehicular pathway, paved or unpaved, that is owned and maintained by a non-governmental body (e.g., private individual or individuals), property owners association, developer, etc., and that has not been designated for public use.
2. Private driveway: a vehicular pathway where ownership of the land abutting both sides of such pathway is the same.
3. Dwelling unit: any residential unit, including detached, single-family dwellings, townhouse units, condominium units, individual apartments, and mobile homes. Dwellings may be owner-occupied or rental units

**Qualifying Requirements**

To be considered for acceptance, a private road must meet each of the four criteria listed below:

1. Not a "private driveway as defined above
2. Directly accessible by a public road
3. Serve at least six (6) dwelling units
4. Property owners must submit a "Road Acceptance Application" as outlined below.

**Road Acceptance Application**

1. Submission of written application (petition): any property owner with land abutting a private road may request a "Road Acceptance Application" from the County Engineering Division:

- (a) Requests will be forwarded to the R/W Manager who will return an application form and a list of the names and mailing addresses of the abutting property owners;
  - (b) It will be the applicant's responsibility to have each and every owner sign the application and then return the completed document to the R/W Manager. One hundred percent (100%) participation on the part of the property owners is required for acceptance consideration;
  - (c) The R/W Manager will ensure that all necessary signatures have been obtained. He/she will notify the applicant of any deficiencies.
2. The completed application indicates the property owners' willingness to:
- (a) Donate that amount of land needed to assemble a 50-foot wide right-of-way. A lesser right-of-way may be considered if it can be demonstrated that it is not feasible to assemble a full 50' right-of-way;
  - (b) Donate any existing or proposed drainage easements that the Public Works Department considers necessary for adequate drainage;
  - (c) Have the road designated for public use.
3. The completed application also indicates the property owners' permission for County employees to enter their property, as necessary, for the purpose of inspecting the existing roadway, assessing drainage needs, and surveying the proposed 50' right-of-way.

#### **Right-Of-Way Deeds**

When it is determined that an application has been properly executed, the R/W Manager will prepare the necessary right-of-way deeds. Each deed will reference the County's survey of the proposed 50' right-of-way. The deeds will be mailed to the property owner at the address used by the County Treasurer for property tax mailings. All deeds must be properly executed and returned to the R/W Manager.

#### **Road Inspection**

R/W Manager will determine the length of the road and the number of discrete dwelling units served by the road. He/she will pass this information on to the Public Works Director, whose staff will conduct an inspection of the existing roadway for the purpose of assessing needed repairs, drainage adequacy, and the estimated cost of bringing the road up to acceptable condition. A summary of these findings, along with comments and recommendations, will be returned to the R/W Manager.

**Public Facilities Committee Agenda Item**

The R/W Manager will prepare an agenda item summarizing all the data regarding the subject road. The agenda item will include the recommendations, if any, of the Engineering Division and Public Works Department.

**Public Facilities Committee and County Council**

An affirmative vote by simple majority, first by the Public Facilities Committee and then by County Council, is required for road acceptance.

**NOW, THEREFORE, BE IT RESOLVED**, the Beaufort County Council has approved the Policy for the Acceptance of Private Roads.

Adopted this 28<sup>th</sup> day of October, 2013.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_



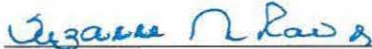
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:



Joshua A. Gruber, Staff Attorney

ATTEST:



Suzanne M. Rainey, Clerk to Council

# ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.



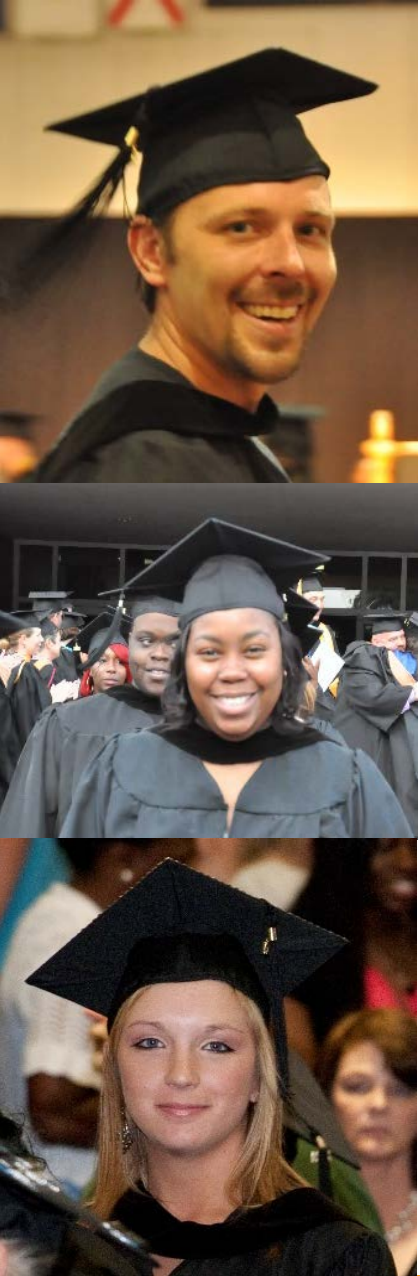
Topic: Request for Inclusion of Capital Project Sales Tax Items / Technical College of the Lowcountry  
Date Submitted: February 15, 2016  
Submitted By: Richard Gough  
Venue: Public Facilities Committee



Technical College of the Lowcountry  
Dr. Richard J. Gough, President

# CPST and TCL

Two Projects for Inclusion in the Capital Projects Sales Tax



## TCL Value

- College serves approximately 5,000 student citizens annually
- Employs more than 300 faculty and staff
- Offers more than 90 academic programs most with placements rates over 90%, many almost 100%.
- Produces the most annual # of graduates than any other local institution of higher education
- More than 93% of TCL graduates either go on to 4-year institutions or move directly into jobs in Beaufort County and the Lowcountry

# CPST Projects

1. Health Sciences Expansion Moor Hall Renovation
  - \$2.5 million dollar CPST funding request
2. TCL Culinary Institute of the Lowcountry
  - \$11.62 million dollar CPST funding request

# Health Sciences Expansion Moor Hall Renovation: Economic Development and Public Benefit

- County's healthcare industry is growing to meet the demands of the growing population.
- To sustain industry growth a local, skilled workforce is needed.
- TCL health sciences programs are best-in-class with almost 100% placement rates with graduates at Beaufort Memorial Hospital, Hilton Head Hospital and Coastal Carolina.
- TCL must expand programs and offer new programs like Medical Assisting to meet industry demand and sustain economic growth.
- Medical Assisting is the second fastest-growing occupation in the Lowcountry.

# Moor Hall Renovation

- Constructed in 1939, Moor Hall is currently uninhabitable.
- Interior renovation will make available 9,000 sq. ft. of administrative space and allow TCL to move administrative offices out of Building 6. The move makes available up to 10,000 sq. ft. of academic space.
- Moor Hall has historical significance to the community. It is one of the last remaining buildings from the Mather Junior College.
- Renovation plans include space suitable for small community receptions.



Moor Hall first floor renovation





Moor Hall second floor renovation

# TCL 2015 Health Science Graduates



# TCL Culinary Institute of the Lowcountry: Economic Development and Public Good

- In 2014 Beaufort County posted \$1.2 billion dollars in domestic traveler expenditures, about a 5.0% increase over 2013. Travel and tourism expenditures supported \$220.7 million in payroll and 13,000 County jobs.
- The County's food services industry accounted for almost 30% of those dollars or \$360 million dollars and more than 50% of the jobs - 6,700 County jobs.
- It is expected that the County's travel and tourism industry will continue to grow with growth bolstered by local initiatives that aim to drive visitors to the area.

# Beaufort County Ranks Third

- The County's travel and tourism industry ranks third in the State behind Horry County and Charleston County.
- These counties have culinary institutes serving this economically vital industry:
  - The International Culinary Institute of Myrtle Beach at Horry Georgetown Technical College
  - The Culinary Institute of Charleston at Trident Technical College



Seafood class at the International Culinary Institute of Myrtle Beach

*“...we all agree that there is an ever growing (CRITICAL) need for trained entry and middle level culinarians in the Bluffton-HHI area...Sea Pines Resort will be bringing in approximately 50 [international] cooks for the 2016 season. All these positions could be filled by locally trained culinary staff, but they are just not here to hire.”*

Jeff Kruse, Vice President for Food and Beverage  
The Sea Pines Resort

# TCL Culinary Institute of the Lowcountry

- 25,000 sq. ft. state-of-the-art culinary institute
- Completion by 2019, plans include teaching kitchens, academic classrooms, demonstration kitchen and community kitchen
- The Institute will offer associate degrees and certification programs such as
  - Culinary Arts Technology
  - Baking and Pastry
  - Seafood
  - Health and Nutrition
  - Culinary Management
  - Farm to Table



# TCL Culinary Institute of the Lowcountry at Hilton Head

CPST Funding Request: Brick and mortar cost -	\$ 11,616,062
Private/other funding	
Soft Costs & Contingency -	\$ 2,780,115
Land -	\$ 828,483
Equipment and Furniture -	\$ 425,000
Total Project Costs -	\$ 15,649,660





## **CPSTC and Technical College of the Lowcountry (TCL):**

### **Two Projects for Inclusion in the Capital Projects Sales Tax**

February 8, 2016

TCL presents two projects for inclusion in the capital projects sales tax. The Health Sciences Expansion Moor Hall Renovation project and the TCL Culinary Institute of the Lowcountry are two important economic and workforce development projects that address the needs of the County's two largest industries – healthcare and, travel and tourism.

#### **TCL's Value to Beaufort County**

TCL is a public, two-year, multi-campus community college serving approximately 5,000 students annually. TCL employs more than 300 full-time and part-time faculty and staff. The college offers a variety of curricular programs, including university transfer options, career and continuing education, distance learning, and dual enrollment for high school students. This term more than 400 area high school students are enrolled in TCL's dual enrollment program.

The college offers programs in arts and sciences, agriculture, business, health sciences, computer technology, industrial technology and public service. The college provides comprehensive student services, including academic advising and career counseling. TCL promotes economic development through workforce education courses and customized training that directly serve the needs of Lowcountry business and industries. The college graduates more than 500 students annually, more than any other local institution of higher education. More than 93% of TCL graduates either go on to four-year institutions or move directly into jobs – jobs here, in Beaufort County and the Lowcountry. More than 10,000 TCL alumni live and work in the Lowcountry.

#### **CPST Projects**

##### **1. Health Sciences Expansion: Moor Hall Renovation - \$2.5 million dollar CPST funding request**

TCL health science programs (nursing, surgical technology, radiology technology) are best-in-class with placement rates of almost 100%. The County's healthcare industry is growing. Beaufort Memorial Hospital is expanding to Okatie, nearby Sun City. This industry growth increases demand across all college programs and for new programs, such as Medical Assisting. Medical Assisting is the second fastest-growing occupation in the Lowcountry. To meet this demand and serve the economic development of our County, TCL will offer Medical Assisting beginning the fall 2016 term. With no readily available space for this new program, the college has literally made use of a closet.

Moor Hall is not suitable for academic space and at this time, uninhabitable. If renovated, the college can move administrative offices into Moor Hall and make available Building 6 - 10,000 sq. ft. of space that can be used by our new Medical Assisting Program or other academic programs.

Moor Hall was constructed in 1939 and is one of the last two remaining buildings at TCL from when the campus was the site of the Mather Junior College. The renovation would not only provide much needed academic space but would also make available to the community a building of historical significance. Architectural renderings include space suitable for small community receptions.

Dr. Richard J. Gough, President

Phone: 843-525-8247

Email: [rgough@tcl.edu](mailto:rgough@tcl.edu)

2. TCL Culinary Institute of the Lowcountry - \$11.62 million dollar CPST funding request

In 2014 Beaufort County posted \$1.2 billion dollars in domestic travel expenditures made by 2.75 million tourists. These expenditures supported \$220.7 million dollars in payroll and 13,000 jobs in the County. The food services industry received the largest amount of travel expenditures, almost 30% or \$360 million dollars, supporting 6,700 jobs. Overall this is an increase of 5.3% over 2013. This increase is expected to continue year over year, even grow. Today, right now, initiatives are underway to bolster the number of visitors to the County.

Beaufort County travel and tourism industry ranks third in the State behind Horry County and Charleston County. Both Horry County and Charleston County have culinary institutes – The International Culinary Institute of Myrtle Beach at Horry Georgetown Technical College and, The Culinary Institute of Charleston at Trident Technical College. These culinary institutes provide these counties with a trained culinary workforce that empower the regions travel and tourism industry. And, the culinary institutes create a highly desirable food culture.

*“...we all agree that there is an ever growing (CRITICAL) need for trained entry and middle level culinarians in the Bluffton-HHI area...Sea Pines Resort will be bringing in approximately 50 [international] cooks for the 2016 season. All these positions could be filled by locally trained culinary staff, but they are just not here to hire.”* Jeff Kruse, Vice President for Food and Beverage, The Sea Pines Resort.

The County’s restaurants and resorts, representing one-third of Beaufort County travel and tourism industry, need a locally trained culinary workforce.

Since April 2015, TCL has been working with the County’s restaurants and resorts to solve the culinary workforce crisis. Members of this work group include The Sea Pines Resort, Serg Group, The Omni, The Sonesta, The Westin, and other small businesses in the greater Bluffton area. In January, TCL engaged the architectural firm LS3P to draft a plan for a 25,000 sq. ft. state-of-the-art culinary institute. TCL Culinary Institute of the Lowcountry would open in 2019 with state-of-the-art teaching kitchens and academic space. The Institute will offer associate degrees and certificates in programs such as Culinary Arts Technology, Culinary Management, Baking and Pastry, Health and Nutrition, Artisanal Foods, Seafood and, Farm to Table. The Institute will include a demonstration kitchen where lessons can be video recorded and shared. And, the plans include a community kitchen for hosting culinary workshops.

The total cost of the project is \$15,649,660. TCL requests CPST funding for brick and mortar cost only, \$11,616,062. The remaining cost will come from private and other sources.

CPST Funding Request: Brick and mortar cost - \$ 11,616,062

Private/other funding

Soft Costs & Contingency -	\$ 2,780,115
Land -	\$ 828,483
Equipment and Furniture -	<u>\$ 425,000</u>
Total Project Costs -	\$ 15,649,660

Dr. Richard J. Gough, President

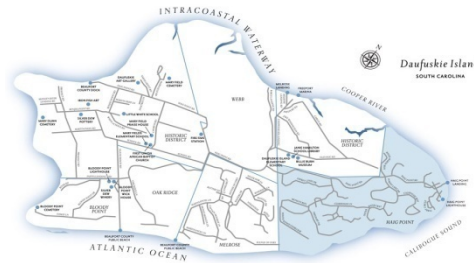
Phone: 843-525-8247

Email: rgough@tcl.edu

Topic: Request for Inclusion of Capital Project Sales Tax Item / Daufuskie Island Council  
Date Submitted: February 15, 2016  
Submitted By: Chuck Hunter  
Venue: Public Facilities Committee

# DAUFUSKIE ISLAND COUNCIL

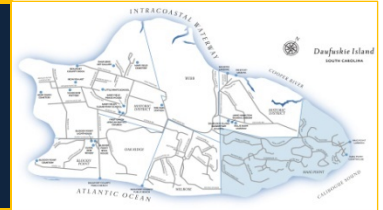
## 2016 BEAUFORT COUNTY CAPITAL PROJECT SALES TAX PROJECTS



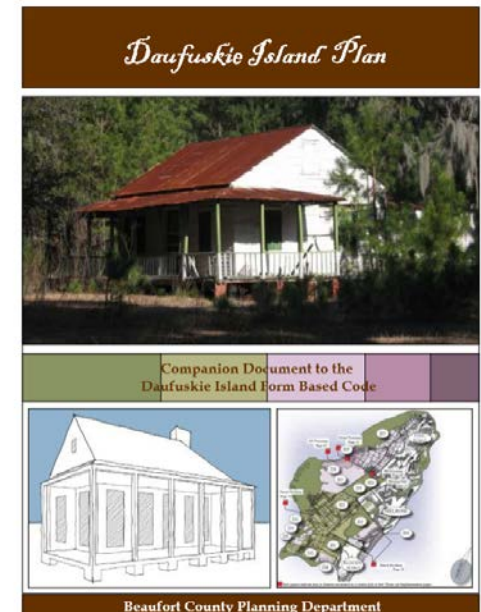
Chuck Hunter  
February 15, 2016  
Public Facilities Committee

Public Facilities Committee  
15 February, 2016

# DAUFUSKIE ISLAND

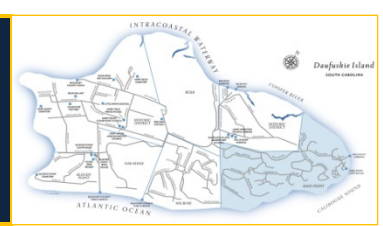


- Projects proposed by the Daufuskie Island Council are integral components of the Daufuskie Island Plan, Beaufort County's detailed vision for the island's future.
- Central to the Plan is the consolidation of island infrastructure and services –
  - Transit & Transportation
  - Water & Sewer
  - Waste & Recyclables
- Economies of scale and greater access to the island.



Daufuskie Island  
*Gaining Momentum – Controlled Development*

# DAUFUSKIE ISLAND



## Transportation - Access is the Key To Daufuskie's Future

### FERRY

- Daufuskie Island Plan calls for consolidation of ferry services promoting economic development, greater employment opportunities, and improving tourism, resulting in additional tax revenue for the County.
- **Project:** Overhaul 30-40 passenger ferry boat. Ferry to be incorporated in Public-Private partnership providing reliable transportation to Daufuskie. Project funding: \$1 million.

- Residents and visitors, without access to private ferry services, poorly served
- Until recently -- very little effort to consolidate services
- Public/private solutions now possible



# DAUFUSKIE ISLAND



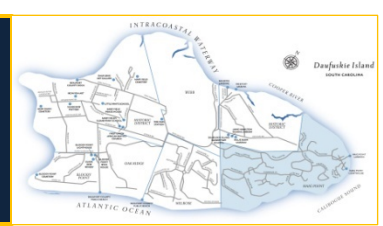
## ROADS

- Daufuskie Island Plan calls for the resolution of un-claimed, non-deeded roadways across the island. Must address issues of health, safety, and quality of life by providing upgrades to the street network.
- **Project:** Placement of critical infrastructure in Right-of-Ways (i.e. water and sewer, communications, etc.). Project funding: \$1.5 million.



- Impassable roads discourage prospective property owners; bad for tourism and business.
- No County plan or timeline to begin acquiring title and ownership of Daufuskie roadways
- Until this occurs neither private nor public investment in the historic district likely

# DAUFUSKIE ISLAND



## SOLID WASTE SOLUTION

- Plan calls for the consolidation of island-wide solid waste disposal with an emphasis on sustainability and economies of scale.
- **Project:** Purchase and development of a single solid waste disposal site encompassing all island communities incorporating residential and commercial trash and recyclables for off-island disposal. Project funding: \$2 million

- Current Frances Jones drop-off unsatisfactory
- County spends five times per Daufuskie resident than county average for solid waste
- Studies have determined multiple collection locations and disposal arrangements are inefficient





# DAUFUSKIE ISLAND



## BEACH EROSION

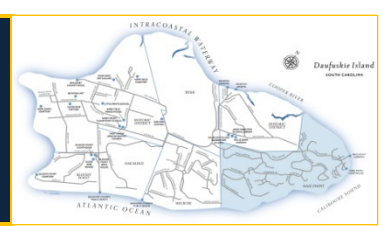
- The #1 tourist attraction on Daufuskie Island – pristine, unspoiled beaches – is threatened by ongoing beach erosion.
- Driftwood Beach section experiencing severe beach erosion. Further erosion threatens the integrity of the structures, the public safety of beach access, and vital sea turtle nesting areas.
- **Project:** Provide remedial beach protection and buttressing to ensure continued beach access. Project funding: \$4.5 million.

- Daufuskie classified as unstabilized inlet zone
- Renourishment last completed December 1998
- Long-term erosion rates on the island average -4 to -5 ft per year but go as high as -10 to -11 ft per year in places





# DAUFUSKIE ISLAND



## Project Summary

- Overhaul passenger ferry boat
  - Funding: \$1 million.
- Critical infrastructure Right-of-Ways
  - Funding: \$1.5 million
- Single solid waste disposal site
  - Funding: \$2 million
- Remedial beach protection and buttressing
  - Funding: \$4.5 million.

### **Capital Sales Tax Request Guidelines**

- ✓ Realistic and achievable capital infrastructure need
- ✓ Project can be completed in reasonable time period
- ✓ Maintenance and operations costs funded
- ✓ No competition with private sector
- ✓ Projects physical in nature

Daufuskie Island

*Gaining Momentum –*

*Controlled Development*



Topic: Request for Inclusion of Capital Project Sales Tax Items / Sheriff's Office Communications Center  
Date Submitted: February 15, 2016  
Submitted By: P. J. Tanner  
Venue: Public Facilities Committee

# Beaufort County Sheriff's Office Communications Center

## Capital Project Sales Tax Equipment Requests

by

Sheriff PJ Tanner and staff

February 15, 2016

P.J. Tanner  
February 15, 2016  
Public Facilities Committee



# Beaufort County Communications Center

Services include EMD, Communications, Traffic Management, Public Safety, etc.

Services impact all residents, tourists, etc.



# Equipment Requests

Communication-Radios, MDC's, and Dispatch  
Consoles-\$10,020,000

Traffic Management-Traffic Cameras & Highway  
Advisory Radios-\$789,250

Aviation-Searchlight, Infrared Camera, Night  
Vision Goggles-\$399,500

# First Responder Handheld Radios

- Current model was purchased in 2006 with bond funds.
- Motorola Intent to Cancel November 2013
- End of life December 2018





# First Responder-Mobile aka Vehicle Radios

- Current model was purchased in 2006 with bond funds.
- Motorola Intent to Cancel November 2013
- End of life December 2018



# Mobile Data Computers (MDC's)



# Mobile Data Computers (MDC's)

- Current model purchased in 2011.
- Purchased approximately 320 with the 2006 and 2010 bond funds. Total spent was approximately \$2,100,000.
- 5 years useful life. Current warranty expires in April 2016.

# Enhanced Features include:

Self Service reduces radio transmissions  
& decreases chance of errors

Bar Code scanning/In car printing

Totally sealed against dust  
& water spray/weather

No moving parts

Convertible



# MDC Summary

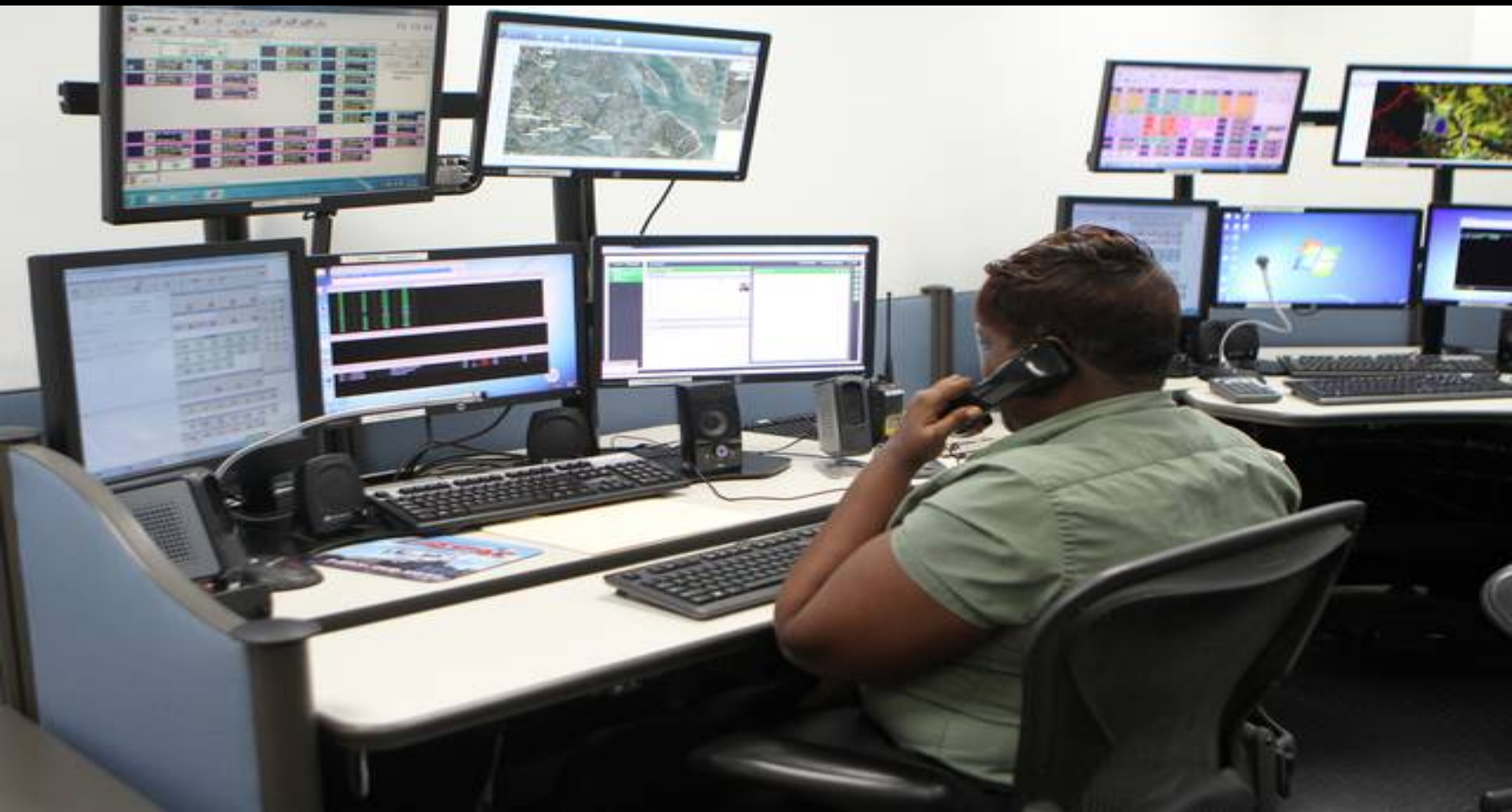
Current Fleet between 5 and 10 years old

Repairs have become more frequent

Systems have slowed down significantly

Replacement will restore productivity

# Dispatch Radio & Consoles-Beaufort Regional Operation Center (BROC)



# Dispatch Radio & Consoles

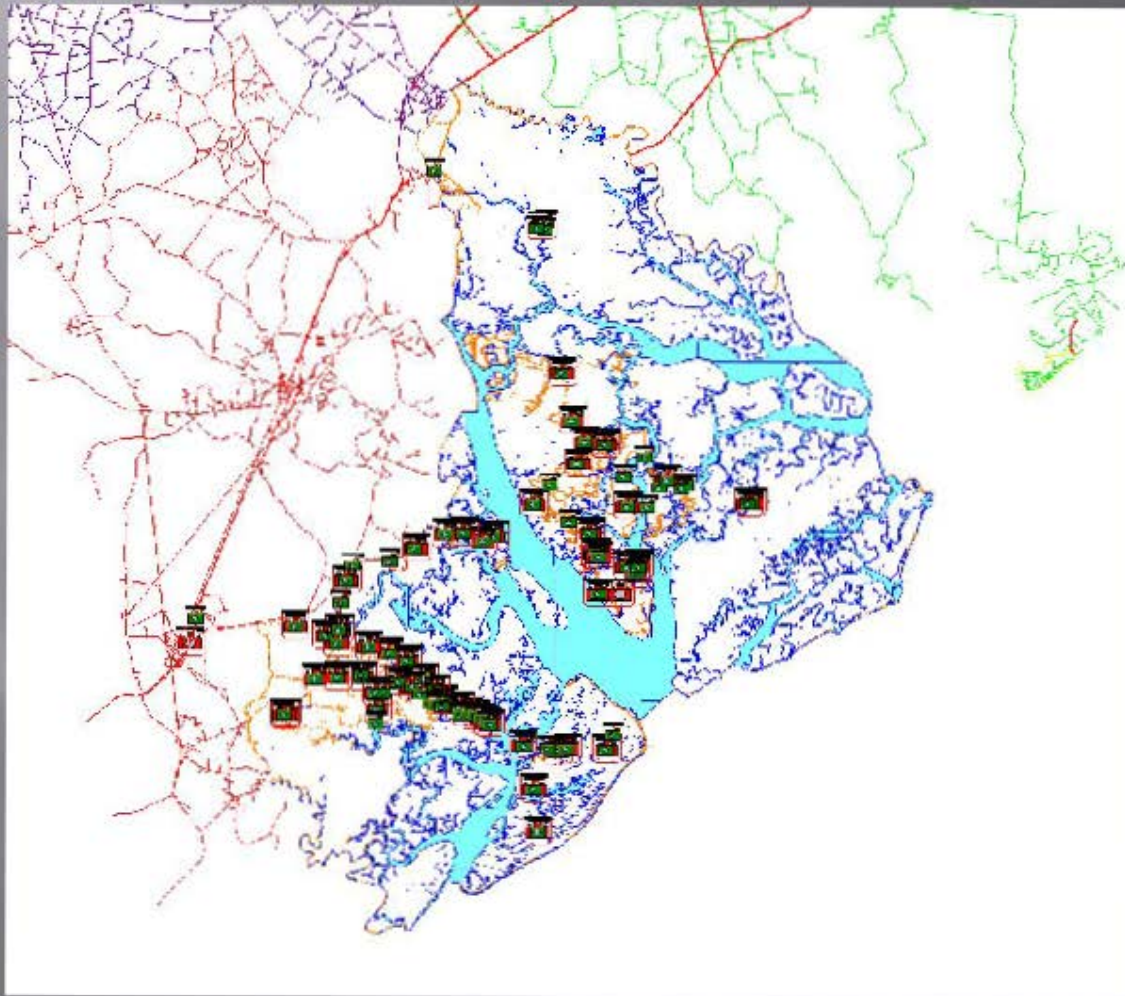
- ▣ Dispatch Work Stations-\$22,300
- ▣ MCC 7100 Mobile Radio Consoles-  
software \$190,000

# Traffic Management Division

- ▣ 85 Cameras (US 21, SC 170, US 278, Bluffton Parkway)
- ▣ 9 Highway Advisory Radios
- ▣ 25 Flashing Beacons



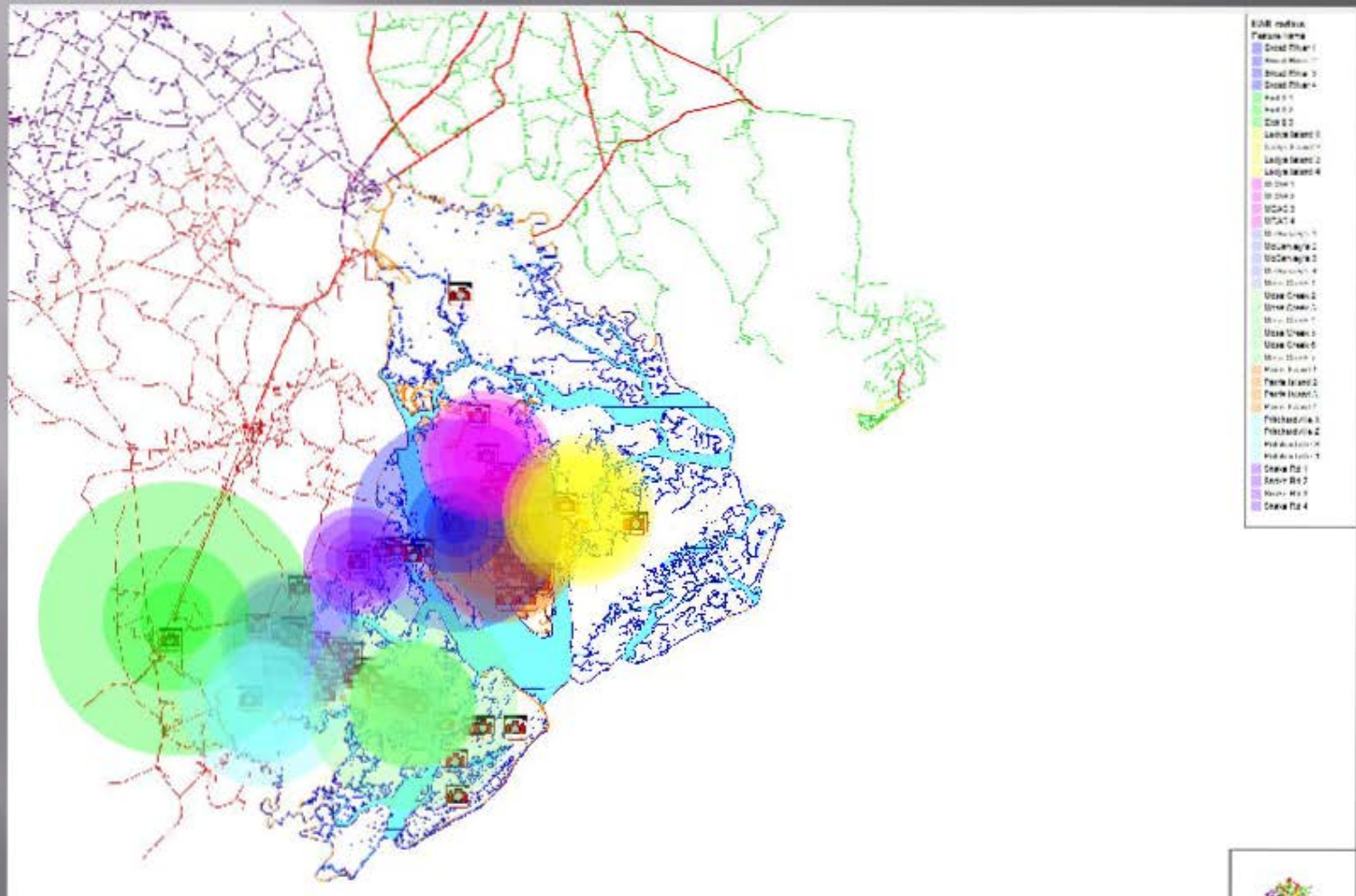
# TMC Camera Locations- Requesting 2 & Digital system



# Highway Advisory Radio- Requesting 2



# HAR Coverage



# TMC Coordination



# TMC: Winter Weather Coordination



# Sun City North Growth



# Sun City South



# Old-town Bluffton Growth





# AVIATION SUPPORT UNIT

# BCSO Aviation Support Unit



# Aviation Support-Suspect Capture/Missing Person-Infrared Camera



# Helicopter Searchlight



# Illegal Dumping



# Aviation



# Agency Breakdown

Beaufort Fire Department	374,239
Beaufort Police Department	750,401
Bluffton Police Department	708,076
Hilton Head Fire and Rescue	803,794
Port Royal Police Department	329,258
Yemassee Police Department	146,620
Beaufort County	\$6,907,598
Total Radio & MDC only	10,019,985

# Equipment Requests

Communication-Radios, MDC's, and  
Dispatch Consoles-\$10,020,000

Traffic Management-Traffic Cameras &  
Highway Advisory Radios-\$789,250

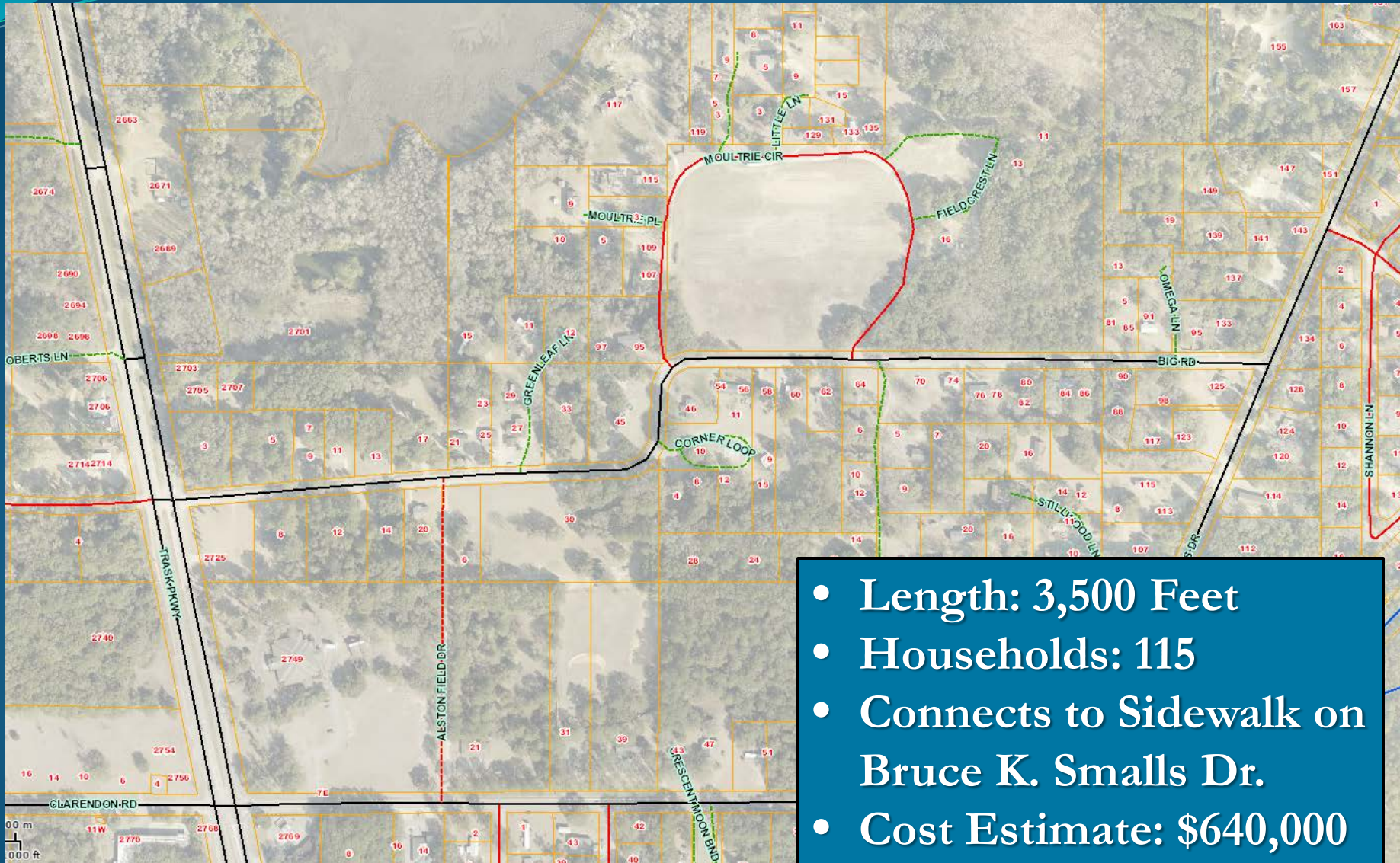
Aviation-Searchlight, Infrared Camera,  
Night Vision Goggles-\$399,500





Topic: Request of Inclusion of Capital Project Sales Tax Items / Big Road Sidewalk Project  
Date Submitted: February 15, 2016  
Submitted By: Colin Kinton  
Venue: Public Facilities Committee

# Big Road Sidewalk Project



- Length: 3,500 Feet
- Households: 115
- Connects to Sidewalk on Bruce K. Smalls Dr.
- Cost Estimate: \$640,000

Colin Kinton

February 15, 2016

Public Facilities Committee